



Gainsborough Avenue, London, E12 6JN

£1,750 Per Month





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# Gainsborough Avenue

London, E12 6JN

- AVAILABLE 10th JUNE
- FURNISHED PROPERTY
- ILFORD & MANOR PARK STATIONS (ELIZABETH LINE) CLOSEBY
- PARK FACING PROPERTY
- SUPERB TWO BEDROOM MAISONNETTE WITH GARDEN
- GREAT LOCATION
- SHOPS & CONVENIENCES ALL CLOSEBY
- LOW MAINTENANCE PAVED GARDEN

Sandra Davidson are happy to present this delightful park-facing ground floor maisonette with garden on Gainsborough Avenue, nestled in the charming area of Manor Park, London. The property offers a perfect blend of comfort and convenience. Spanning an impressive 657 square feet, this well-appointed residence features one spacious reception room, separate kitchen, presentable bathroom, an extra-large bedroom, and a single bedroom /study.

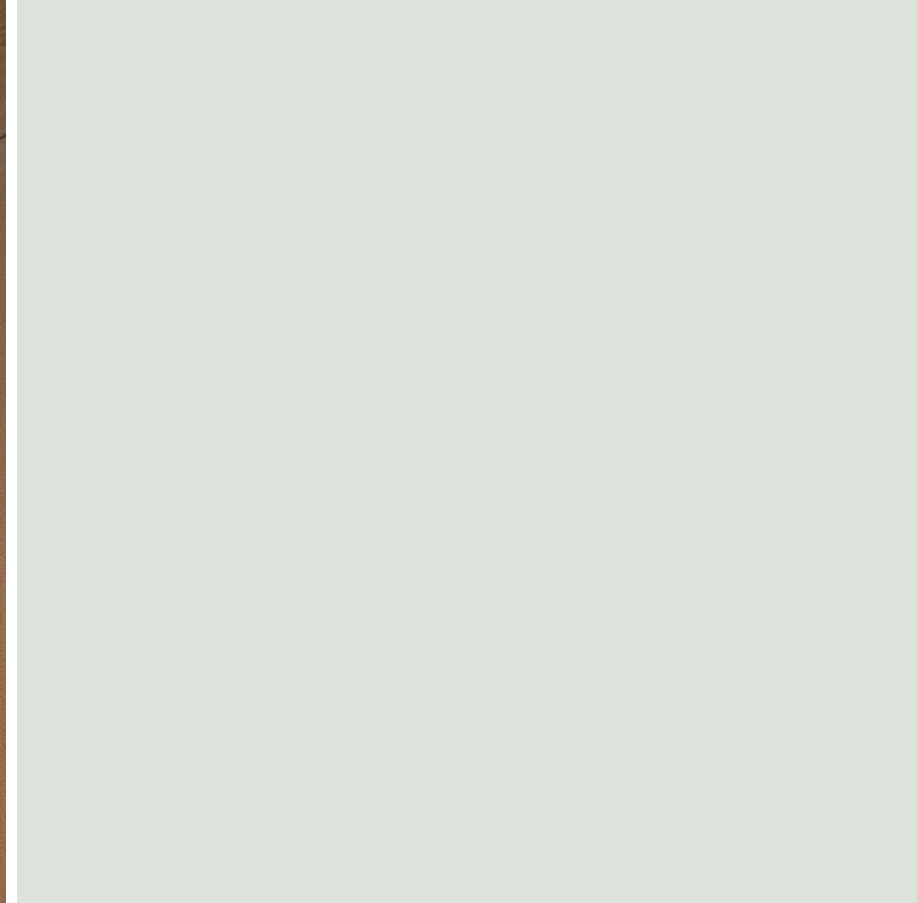
Situated in a vibrant community, and right opposite Little Ilford park, this flat is well-connected to local amenities and transport links, making it an excellent choice for those seeking a balance of urban living and tranquility.

Don't miss the chance to make this charming flat your new home!



ENTRANCE HALL	34'7" x 3'1" (10.56m x 0.96m)
LIVING ROOM	12'9" x 12'4" (3.88m x 3.75m)
BEDROOM 1	10'11" x 12'4" (3.33m x 3.75m)
BATHROOM	4'4" x 9'7" (1.33m x 2.93m)
BEDROOM 2 / STUDY	5'1" x 9'7" (1.54m x 2.93m)
KITCHEN	9'9" x 13'1" (2.98m x 4.00m)
GARDEN	circa 19'0" x 13'3" (circa 5.80m x 4.06m)
DISCLAIMER	





Directions





## Floor Plans



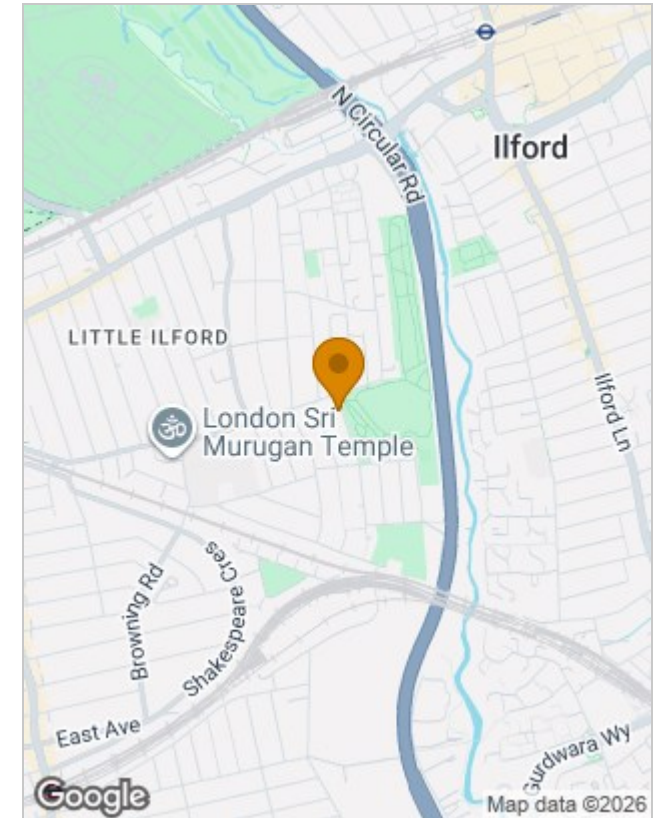
## Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	