



Geoffrey Court, Ethelbert Gardens, Ilford, Essex, IG2 6UL

£340,000 Leasehold

NO CHAIN!!! Two bedroom ground floor apartment located just a 2 to 5-minute walk from Gants Hill Underground Station (Central Line), allowing direct commutes into Central London (e.g., Liverpool Street) in under 30 minutes. Local amenities & green spaces, everyday conveniences, situated in the heart of Gants Hill residents have immediate access to local shops, restaurants, gyms, and cafes. The expansive and scenic grounds of Valentines Park are within easy walking distance, offering a boating lake, tennis courts, and walking trails. The flat has recently been refurbished and offers gas central heating, double glazing and new carpets throughout. French doors from the lounge open out to a communal garden.

TELEPHONE OR EMAIL TO ARRANGE A VIEWING.

Hallway

2'10" x 6'1" (0.87 x 1.86)

Kitchen

12'11" x 6'5" (3.96 x 1.97)

Shower Room

7'5" x 5'7" (2.28 x 1.71)

Living Room

14'0" x 14'11" (4.29 x 4.57)

Bedroom

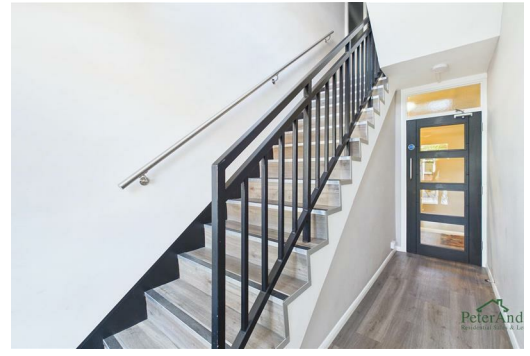
12'6" x 9'4" (3.82 x 2.87)

Bedroom

9'4" x 8'3" (2.87 x 2.54)

Disclaimer

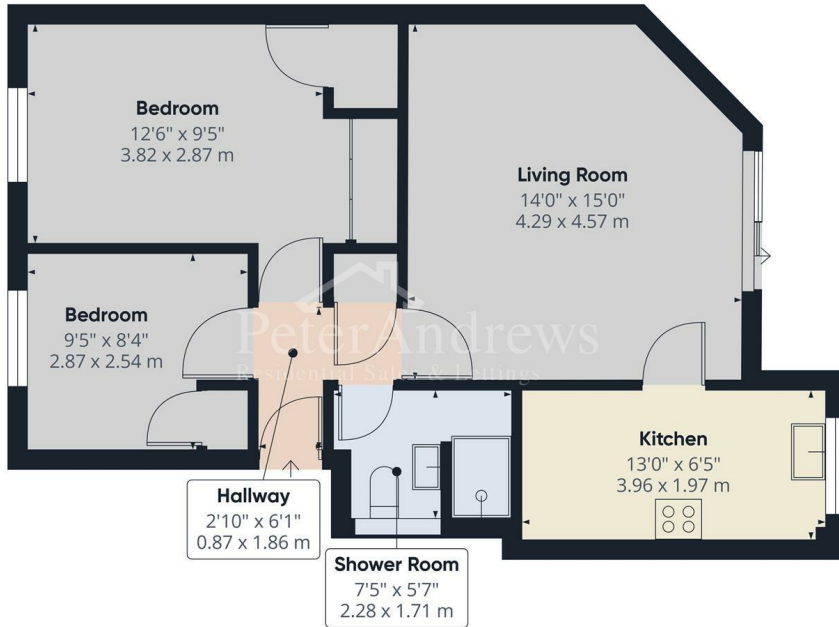
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
591 ft²
54.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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