

INNER CITY ESTATES

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Two-bedroom Apartment

Two Bathrooms

Two Parking Spaces

Balcony

One minute walk to Gants Hill Station

Offered Chain Free



City Gate House Eastern Avenue
Ilford, IG2 6BF

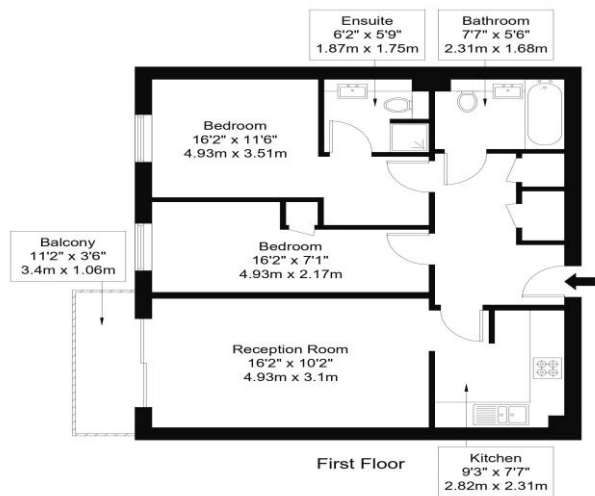
£350,000

Situated within a modern and well-maintained development, this stunning two-bedroom, two-bathroom apartment is just a one-minute walk from Gants Hill Station and benefits from two secure allocated parking spaces.



City Gate House, IG2 6BF

Approx Gross Internal Area = 61.5 sq m / 662 sq ft
Balcony = 3.6 sq m / 39 sq ft
Total = 65.1 sq m / 701 sq ft



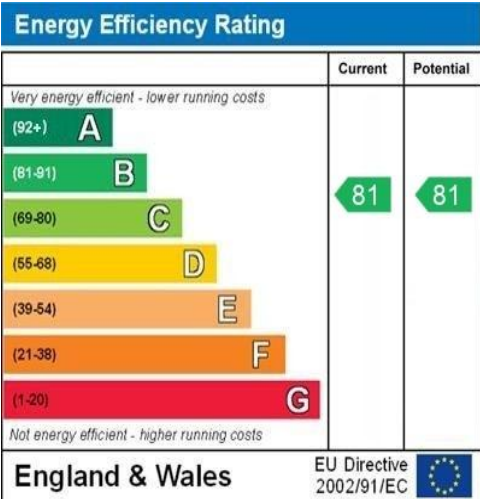
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Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Finished to a high specification throughout, the property features a spacious open-plan reception room and contemporary fitted kitchen with integrated appliances, creating an ideal space for both everyday living and entertaining. The reception area leads directly onto a private balcony, while large windows throughout allow for an abundance of natural light. The apartment offers two generously sized bedrooms and two stylish bathrooms, including an en-suite to the principal bedroom. Wooden flooring and neutral décor enhance the bright, modern feel of the home and provide a versatile interior ready for immediate occupation. Ideally located moments from Gants Hill Station, the property enjoys excellent transport links with swift access to the City and Central London, making it an attractive choice for commuters.

Combining contemporary living, secure parking, and a highly convenient location, this property presents an excellent opportunity for first-time buyers, professionals, and investors alike.



Offered chain
free
Service
charge £2821
pa Ground
rent £250 pa
Lease 107
years

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.