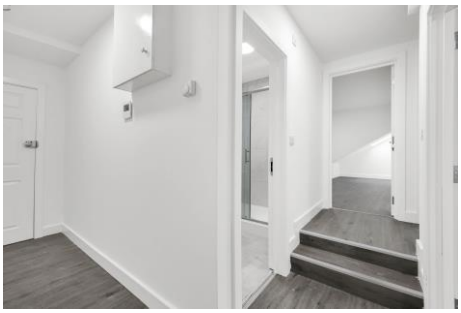
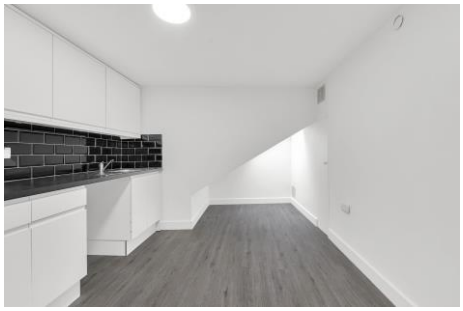
Edward Chase

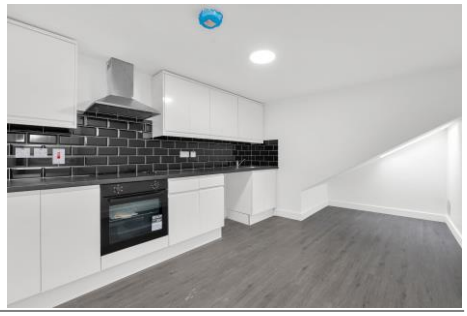
Tel: 0208 995 9744
Email: simran.m@edwardchase.co.uk
Address: 29A Goodmayes Road Ilford Essex











Govindaraju House 2B Sibley Grove London, E12 6SE

Edward Chase Estate Agency presents this exceptionally spacious 2-bedroom apartment situated on the top floor of Govindaraju House, conveniently located moments away from East Ham Underground Station. Boasting approximately 794 sq. ft. of internal space, including areas of reduced headroom, this unique apartment offers generous room proportions, a separate reception room and kitchen, alongside skylight windows allowing plenty of natural light throughout the property. The apartment features an impressive double bedrooms measuring approximately 19'7" x 16'8", providing ample space for bedroom furniture and additional storage. The separate reception room offers an excellent living and entertaining space, whilst the spacious fitted kitchen provides plenty of room for everyday cooking. The property further benefits from a bathroom with a standing shower enclosure, wash basin and WC. The distinctive sloping ceilings and skylight windows add character to this

- 2 bedroom flat, top floor
- Gas central heating and electric hobs
- Kitchen white goods included
- Secure entrance
- Rented unfurnished
- Double glazed windows
- Council Tax Band C, EPC rating C, London Borough Newham
- Located on East Ham High Street & Station Access

Monthly Rental Of £1,750

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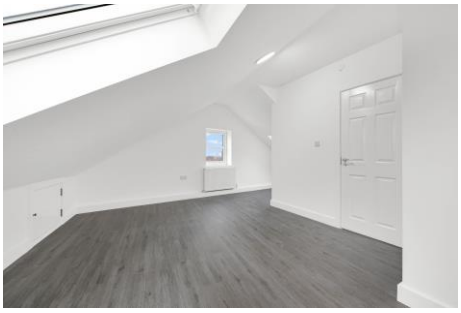
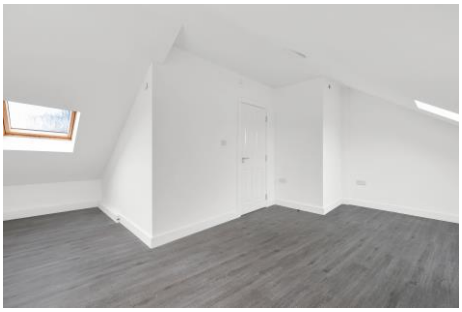
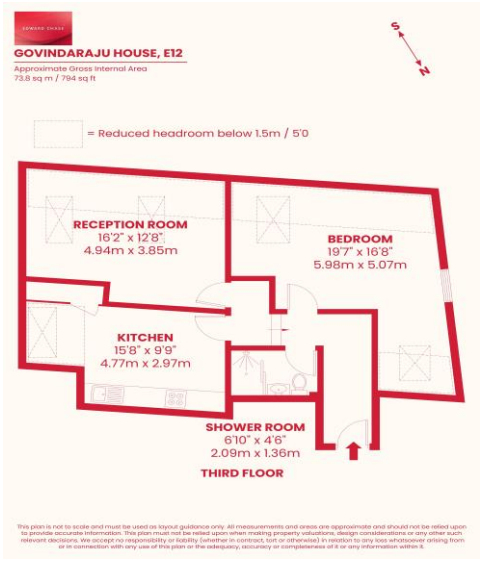
Property Features: • Exceptionally 2 bedroom flat • Top floor apartment • Approximately 794 sq. ft. of internal space • Spacious fitted kitchen • Bathroom with standing shower enclosure • Multiple skylight windows • Characterful sloping ceilings • Generous room proportions throughout **Location** The property is situated on Sibley Grove, moments from East Ham Underground Station, providing excellent transport connections via the District and Hammersmith & City lines into Central London. Residents will also benefit from easy access to East Ham High Street, offering an extensive selection of supermarkets, restaurants, cafés, local amenities, schools and bus connections. This apartment offers an excellent combination of generous internal living space, private outdoor space and convenient transport links in a well-connected East London

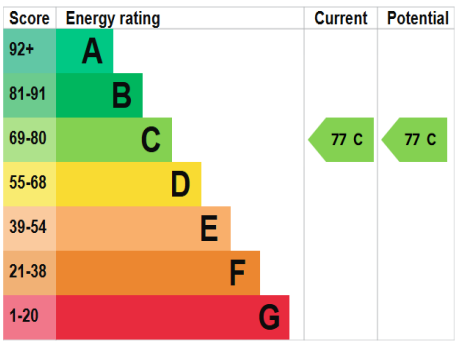












MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.