



Citygate House Eastern Avenue Ilford, IG2 6LQ

Edward Chase Estate Agents are pleased to present this excellent one-bedroom apartment within the highly sought-after development of Citygate House, IG2. The property consists of a large double bedroom, open-plan kitchen/reception, storage, and family bathroom. The apartment is located within 0.1 mile of Gants Hill tube station, meaning a short walk to the Central Line and 20 minutes to Liverpool Street, making it an ideal home for all working professionals looking to be in an area with great transport links and to be surrounded by fantastic local amenities. Property key features; - One-bedroom apartment - High floor - Great views - Excellent condition - Entry phone system - Electric throughout - Good EPC rating - Central line - Walking distance to local amenities - Gants Hill Tube Station - White goods - Good size - Double-glazed throughout. Call Edward Chase Estate Agents to attend the next available viewing. Lettings Edward Chase estate agents offer a

- A Wonderful One Bedroom Apartment In Citygate House
- There Is A Spacious Open Plan Reception/Kitchen
- On Doorstep Of Gants Hill Tube Station
- You Will Notice As You Walk Through An Abundance Of Natural Light
- The Kitchen Is Fully Fitted And Comes With All White Goods
- Surrounded By Great Local Amenities Including Restaurants, Newsagents And Supermarkets

Monthly Rental Of £949

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Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Newham, Royal Wharf and the surrounding East London vicinity.



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			
England & Wales		73	80
EU Directive 2002/91/EC			

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.