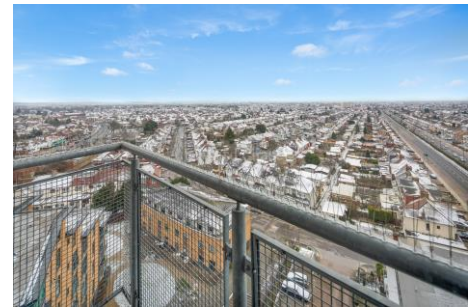




Citygate House Eastern Avenue Ilford, IG2 6LQ

Edward Chase is delighted to present to the residential sales market this spectacular 2-bedroom 2-bathroom luxury apartment in Citygate House, Gants Hill. This unique apartment is positioned on the 10th floor exposing panoramic views of Gants Hill whilst being high enough to drown out all sounds of the active local vicinity. A property fit for purpose, this apartment would make a great home for all first-time buyer or investor searching for long-term return yields. This stylish apartment has many features to mention such as the Econ7 energy sufficient heating system designed to reduce monthly utility bills and no gas throughout the block. The reception balcony offers the living area natural light which flows onto the open plan kitchen layout. You will notice integrated appliances with storage at the entrance. A large master bedroom equipped with its own en-suite bathroom, a second double bedroom, and tiled master bathroom. The building has 24/7 CCTV



- Located on the 10th Floor
- Tones of Local Amenities
- Positioned 1minute From Gants Hill Station
- Storage
- Spacious 2 Bedroom 2 Bathroom Apartment
- A Variety of Local Schools (Outstanding Reports)
- No Gas Econ7 Heating System
- Long Term Lease Remaining of 114 Years

Offers in Excess of £299,995

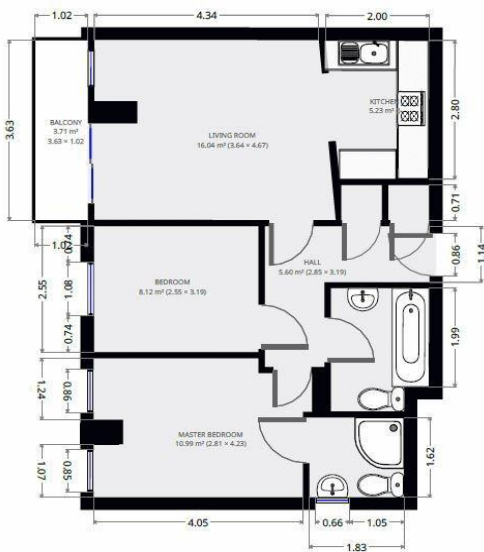
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apartment building for several reasons. This building is located 0.1m from Gants Hill Station (central line) and 0.9m from Newbury Park Station (central line) offering access to and from Central London quick, reliable and convenient. Gants Hill is also home to a number of central Ilford bus routes and has tones of local amenities. For growing families, there is the benefit of being in the catchment of some of the areas best schools such as Gearies Primary only 0.3m from the building and a school which has consistently achieved an Outstanding Ofsted report. This property has an approx. 114 years remaining on its lease term, £250 per annum ground rent and a service charge rate approximately £1850 per annum. Ians Gibbs is listed as the building management company. We estimate a rental return of £1300 per calendar month. No parking is included with this flat. A search of Redbridge Council records shows



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-100) A			(81-90) A		
(81-90) B			(71-80) B		
(61-80) C			(61-70) C		
(51-60) D			(51-60) D		
(31-50) E			(41-50) E		
(21-30) F			(31-40) F		
(1-20) G			(21-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.