

Gabrielle House 332-336 Perth Road Ilford, IG2 6FF

Edward Chase presents to the residential lettings market this unique 2-bedroom 2 bathroom extra-large apartment located in the ever so popular Gabrielle House, Gants Hill. This property is available furnished and has been decorated to a modern standard offering its new occupiers comfort, size and luxury. This apartment has many key features such as: - Gas central heating - Balcony - Double glazing - Large open plan reception - White goods - Two double bedrooms - Two bathrooms - Storage - Concierge - Security - Underground gated parking - Doorstep of Gants Hill Station (Central Line) - Fully furnished To view this property please contact Edward Chase. Please note, this is a guide price between £1350 - £1400 PCM. Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & 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

- Luxury Two Bedroom Two Bathroom Stylish Apartment Located Within Gabrielle House, Gants Hill
- Located 2 Minutes Walking Distance To Gants Hill Station *Central Line* With A Selection Of Shops & Resturants On Your Doorstep
- Secure Gated Underground Parking With Private Parking Bay & Entry Fob
- Entry Phone System Providing High Security Along With A Concierge Desk & Security
- Gas Central Heating Along With Double Glazing Throughout Making Property Energy Efficent

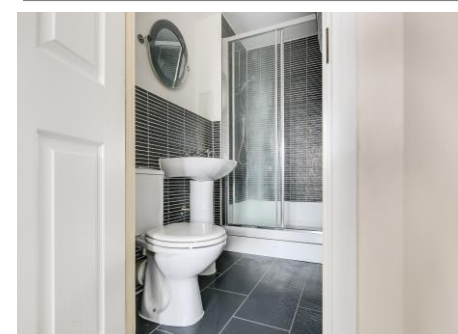
Monthly Rental Of £1,499

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Basra, Branch Manager to arrange an appointment. A tenant referencing fee of £195 per person will be charged subject to a minimum fee of £500 per property. All fees are inclusive of VAT.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Key energy efficient - lower running costs			Key environmentally friendly - lower CO ₂ emissions		
(92-plus) A			(92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80 81		82 83	
England & Wales	EU Directive 2002/91/EC		England & Wales	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.