



## Invito House Bramley Crescent Ilford, IG2 6NU

Edward Chase are delighted to present to the residential lettings market this amazing 1 bedroom apartment located in Invito House, Gants Hill. This apartment is on the door step of the station and would be ideal for professional couples or small families working in the city. This property has many key features such as: - Gas central heating - Double glazed windows - Large bedroom - Storage - Tiled bathroom - Open plan reception - Modern kitchen - White goods - Elevator system - Door step of Gants Hill Station Lettings 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 purchase, please feel free to contact Sukhbir 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.

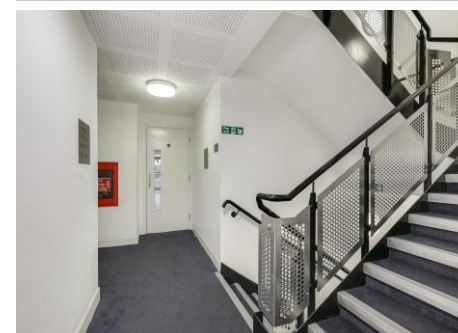
- One Bedroom Amazing Apartment In Invito House, Gants Hill
- Positioned Only 2 Minutes Walking Distance To Gants Hill Station (Central Line)
- Benefit Of Gas Central Heating & Combination Boiler with Double Glazed Windows
- Property Is Located On the 2nd Floor
- Property Comes Furnished With Ample Storage Throughout
- Amazing EPC Rate B, Council Tax Band: B, London Borough Of Redbridge

**Monthly Rental Of £1,149**

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-100) <b>A</b>			(10-15) <b>A</b>		
(81-90) <b>B</b>			(16-20) <b>B</b>		
(69-80) <b>C</b>			(21-25) <b>C</b>		
(55-68) <b>D</b>			(26-30) <b>D</b>		
(39-54) <b>E</b>			(31-35) <b>E</b>		
(21-38) <b>F</b>			(36-40) <b>F</b>		
(1-20) <b>G</b>			(41-45) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.