



## 21 Perth Road (Room 1) Ilford

Edward Chase is delighted to present to the residential lettings market this amazing en-suite/studio room located on Perth Road, Gants Hill. This unit is amongst a house share of 6 units with one communal kitchen. The unit is furnished to an exceptional standard whilst being within walking distance of Gants Hill Station (Central line). We feel this unit will be desired by singles or couples searching for size, comfort, and convenience. This unit has several key benefits such as:

- Spacious fully furnished unit
- Storage beds & mattresses included
- TV included
- In-room kitchen unit with ample storage
- In-room sink, integrated washing machine and integrated fridge.
- High-speed internet included
- Private en-suite bathroom with electric power shower
- Entry phone system
- Double-glazed windows
- Blinds
- Driveway parking at additional cost (£50 per month)
- Tenant responsible for own room electrical usage
- Utility charges such as water, council

- Bright & Airy En-Suite Studio/Room Available Only 2 Minutes Walking Distance To Gants Hill Station
- The Property Consists of 6 Units & One Communal Kitchen On The First Floor
- Each Unit Is Responsible For Its Own Electrical Usage
- Each Unit Comes With Private Kitchen Space, En-Suite Shower, And Is Fully Electric
- Newly Renovated, Insulated, Double Glazed Windows Throughout
- High-Speed Internet, Water, Council Tax & Communal Electric Inclusive Of Rental

**Monthly Rental Of £1,199**

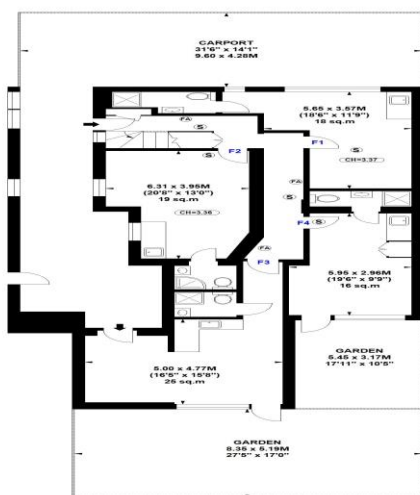
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- Utility charges such as water, council tax, communal electricity & high-speed internet inclusive of rent
- Communal

kitchen To view this unit, please contact Edward Chase lettings team today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property 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, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site.



21 Perth Road,  
Ilford,  
Essex, IG2 6BX  
Approximate Gross Internal Area 168 sq m / 1701 sq ft  
Prepared in April 2023



Floor Plan produced by Mays Floorplans © Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## 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.