



## Fenman Gardens Ilford, IG3 9TS

Edward Chase are pleased to present this delightful 2 bedroom flat located within a short walk to Goodmayes Station, IG3. The flat is located on the first floor and consists of 2 good sized bedrooms, reception, separate kitchen and bathroom. The property would be ideal for all working professionals and small families looking for a spacious and long term home. The area is surrounded by great amenities such as a large Tesco superstore, retail park, local restaurants and fantastic transport links to east and central London. Property key features; - 2 bedrooms - Large reception - Separate kitchen - No gas - Excellent condition - Surrounded by great local amenities - First floor - Good EPC rating - Laminate flooring - White goods included - Unfurnished - Available now Please contact Edward Chase to attend the next available viewing. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service.

- Great Opportunity To Rent This 2 Bedroom Flat 2 Minutes To Goodmayes Station
- Economy7 Heating System Throughout, Double Glazed Windows, No Gas In Building
- The Tenant Will Have The Benefit Of A Private Parking Bay
- This Flat Is Located 0.2m From Goodmayes Station (Crossrail Zone 4) With Links Straight Into Central London In 20 Minutes
- Spacious Flat, Bright & Airy, Separate Kitchen and Large Reception
- Superb Local Schools & Amenities All Walking Distance

**Monthly Rental Of £1,449**

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   C	
55-68	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.