



Citygate House Eastern Avenue Ilford, IG2 6BF

Edward Chase is delighted to present to the sales market this amazing one bedroom, fourth-floor apartment located in the popular Citygate House development, Gants Hill. Citygate House is amongst the Gants Hill Skyline and one of the tallest buildings in the IG2 postal region. Positioned only 0.1m from Gants Hill Station (Central Line) the building is a definite hit amongst the professional community searching for a mix of convenience, size and luxury. This one-bedroom apartment will surprise many with its size and location. From entry to exit, you will notice its bright rooms which are flooded with natural light. The 3-suite bathroom is semi tiled to apartment specification, the bedroom is spacious and large enough to have a king or queen-sized bed with ample space for wardrobes, the reception adopts an open play layout backing onto the kitchen whilst making use of the open space. The apartment has integrated appliances and integration to the majority of mainstream



- Amazing One Bedroom 4th Floor Apartment In The Luxurious Citygate House Development
- The Kitchen Comes with Integrated Appliances
- Spacious Tiled Bathroom with Large Master Bedroom for Comfortable Living Accommodation
- Property Has a Unique Feature of Gas Central Heating & A Combination Boiler
- A Modern Open Plan Layout, Bright and Airy Apartment with Tones of Natural Light
- Location Superb, Doorstep Of Gants Hill Station (Central Line) With Gearies Primary School As

Offers in Excess of £237,000

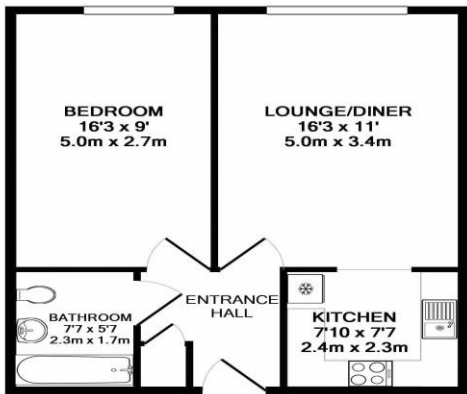
Citygate House Eastern Avenue

Ilford, IG2 6BF

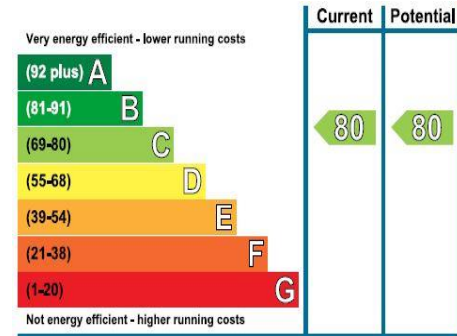
Offers in Excess of £237,000

Edward Chase is delighted to present to the sales market this amazing one bedroom, fourth-floor apartment located in the popular Citygate House development, Gants Hill. Citygate House is amongst the Gants Hill Skyline and one of the tallest buildings in the IG2 postal region. Positioned only 0.1m from Gants Hill Station (Central Line) the building is a definite hit amongst the professional community searching for a mix of convenience, size and luxury. This one-bedroom apartment will surprise many with its size and location. From entry to exit, you will notice its bright rooms which are flooded with natural light. The 3-suite bathroom is semi tiled to apartment specification, the bedroom is spacious and large enough to have a king or queen-sized bed with ample space for wardrobes, the reception adopts an open play layout backing onto the kitchen whilst making use of the open space. The apartment has integrated appliances and integration to the majority of mainstream telephone and television providers. Connectivity is a matter of

plug and play. The location of this apartment is magnificent, Gants Hill station is estimated to be a 30 second walk from the entrance of the apartment building which has a superb service to and from Central London. You have several bus links which route through Gants Hill heading into Romford & Essex. Gants Hill is an area known for its fabulous restaurants, local amenities and friendly public. The primary school catchment is Gearies Primary, which has consistently achievement Ofsted Outstanding during its inspection reports and known as one of the best primary schools in Ilford. Citygate House has a private gated car park located to the rear of the building. This car park is monitored on the daily basis and has keyless fob entry. This apartment comes with 1x allocated parking bay. For investment opportunity, we would value the rental yield on this apartment in the region of £1050 per calendar month and the rental



TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix 52017



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.