

## Perth Road Ilford, IG2 6DQ

Edward Chase are pleased to present a delightful 2 bedroom flat located within a short walk to Gants Hill underground station. The property consists of two good sized bedrooms, reception with open plan kitchen, fully tiled bathroom and parking for one car. The property was recently refurbished and is good decorative order throughout and would suit all working professionals looking to be within a close proximity to the Central Line providing easy access to Stratford and The City. Property key features: - Two bedrooms - Furnished - Reception - Open plan kitchen - Gas central heating - Fridge freezer - Washing machine - Laminate flooring - Short walk to Gants Hill tube - Tiled bathroom - First floor - Recently refurbished Please call Edward Chase Estate Agents to attend the next available viewing. 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

- Amazing two bedroom first floor flat located in IG2
- There is laminate flooring throughout the flat
- The flat comes furnished and is available from the end of March
- The property is a short walk to Gants Hill tube station and all local amenities
- Gas central heating and double glazed windows throughout
- Parking space for one car on driveway

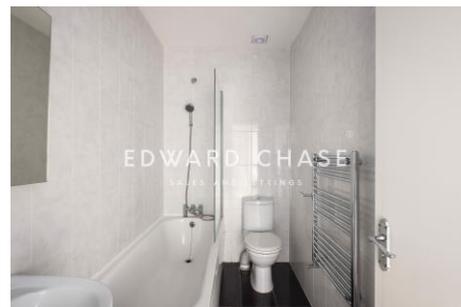
**Monthly Rental Of £1,399**

**Perth Road  
Ilford, IG2 6DQ**

**Monthly Rental Of £1,399**

Edward Chase are pleased to present a delightful 2 bedroom flat located within a short walk to Gants Hill underground station. The property consists of two good sized bedrooms, reception with open plan kitchen, fully tiled bathroom and parking for one car. The property was recently refurbished and is good decorative order throughout and would suit all working professionals looking to be within a close proximity to the Central Line providing easy access to Stratford and The City. Property key features: - Two bedrooms - Furnished - Reception - Open plan kitchen - Gas central heating - Fridge freezer - Washing machine - Laminate flooring - Short walk to Gants Hill tube - Tiled bathroom - First floor - Recently refurbished Please call Edward Chase Estate Agents to attend the next available viewing. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	80   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.