



Gabrielle House 332 - 336 Perth Road Ilford, IG2 6FF

Edward Chase is excited to present to the residential lettings market this outstanding 1-bedroom luxury apartment in the ever so popular Gabrielle House. This apartment is on the door of Gants Hill Station (Central Line) and comes furnished or unfurnished. This property would be ideal for professional couples or small families searching for location, comfort and size. This property has many key features such as: - Gas central heating - Combination boiler - Balcony - Double bedroom - Tiled bathroom - Open plan kitchen reception - White goods included - Concierge service - 24/7 on site security - Underground secure parking - Furnished or Unfurnished - Guide Price between £1200-£1250 PCM To view this property, please contact Edward Chase. 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.

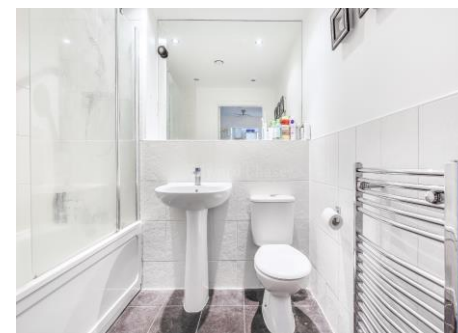
- Luxury One Bedroom Stylish Apartment
- Located 2 minutes Walking Distance To Gants Hill Station *Central Line*
- 24/7 CCTV Plus Security
- Spacious Balcony
- Underground Secure Parking
- Property Comes Furnished Or Unfurnished
- Newly Refurbished Throughout

Monthly Rental Of £1,174

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(91-104) A			(81-87) A		
(81-90) B			(61-80) B		
(69-80) C			(41-60) C		
(55-68) D			(21-40) D		
(39-54) E			(1-20) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

