



## Room 6 Grasmere Gardens Ilford, IG4 5LF

Edward Chase is delighted to present to the residential lettings market this newly refurbished En-Suite Room to rent within walking proximity to Gants Hill (Central Line) & Redbridge Station (Central Line). This spacious room would be an ideal choice for a single professional searching for size, comfort and convenience. This room comes with several key features such as: - Private double room to rent - All bills included in rental - Internet available at no additional cost - En-suite shower room attached - Immaculate conditions - Furnished or unfurnished - Double glazed windows - Gas central heating - Rear garden - Parking - Spacious kitchen with storage facilities - White goods included - Excellent location with tones of local amenities - Transport facilities into Central London For further information or viewing arrangements please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings &

- Amazing Brand-New Room To Rent Including All Utility Bills, Council Tax & Internet
- An Excellent Choice For Professionals Commuting Into Central London Searching For Clean, Convenient Accommodation.
- Parking Is Available Should Be Required
- This Room Has Its Own Private En-Suite Shower Room
- Property Has A Shared Spacious Kitchen With Allocated Storage & White Goods
- The Room Can Be Rented Furnished Or Unfurnished

**Monthly Rental Of £699**

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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, Romford, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

### 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.