



**City Gate House, Eastern Avenue, Ilford**

Guide Price **£250,000 - £275,000**

Essex



## City Gate House, Eastern Avenue

Ilford, Essex

Guide price £250,000 - £275,000. Chain free 1 bed flat near Gants Hill Station. Includes furniture, modern kitchen, balcony, fitted wardrobes, tiled bathroom, double glazing, and central heating. To view, call Caplen Estates on 0208 550 8192.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- One Bedroom Flat - Third Floor
- CHAIN FREE & Includes furniture
- Large Reception
- Modern Kitchen
- Balcony
- Close to Transport
- Lease Length - 107yrs remaining
- Ground Rent - £230.80 pa / Service Charge - approx £2,000 pa



**Lounge/Dining Room**

Dimensions: 16' 3" x 11' 0" (4.95m x 3.35m).

**Kitchen**

Dimensions: 7' 6" x 7' 7" (2.28m x 2.31m).

**Bedroom**

Dimensions: 16' 3" x 9' 0" (4.95m x 2.74m).

**Bathroom**

Dimensions: 7' 6" x 5' 7" (2.28m x 1.70m).





### BALCONY

3' 8" x 11' 0" (1.12m x 3.36m)

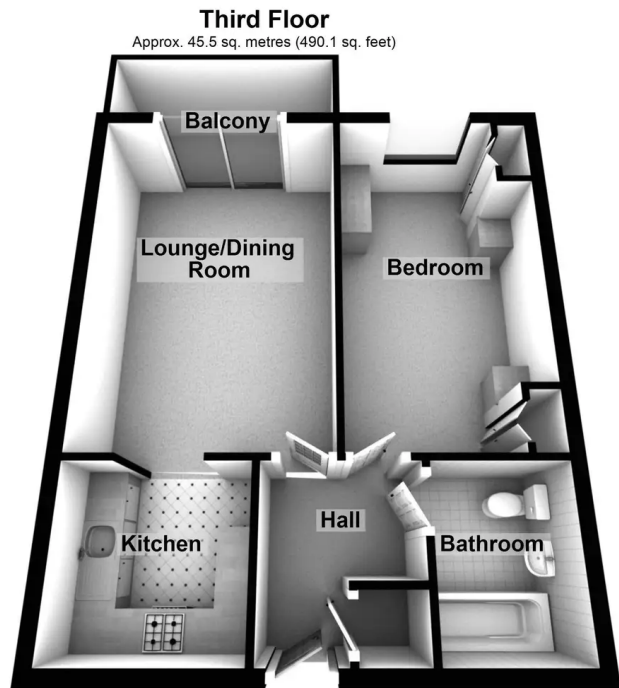
Access to balcony from Lounge/Dining Room

### OFF ROAD

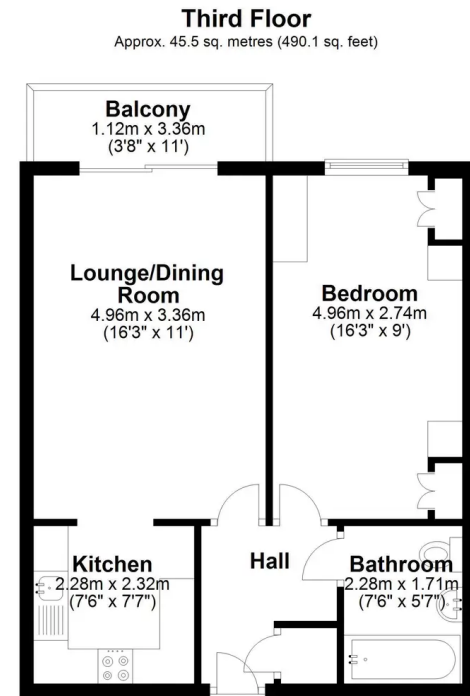
1 Parking Space







Total area: approx. 45.5 sq. metres (490.1 sq. feet)



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