



## Govindaraju House 2B Sibley Grove London, E12 6SE

Edward Chase is delighted to present to the residential lettings market this amazing 2 bedroom apartment located on the doorstep of East Ham station. This apartment is one of a few 2 bedrooms available on the doorstep of the station and would be an ideal selection for growing families or sharers searching for size, comfort, and convenience. This property has many great features such as: - Gas central heating - Combination boiler - 2 large bedrooms - Double glazed windows - Tiled shower room - Open plan kitchen/reception - White goods included - Double glazed windows - East ham station is 1minute walk - Superb prime location near high street - Entry video system - Communal bike shed - Rented unfurnished To view this property please contact the Edward Chase team today. 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

- Amazing Bright & Airy 2 Bedroom Apartment Located in East Ham
- Popular Residential Location With numerous Schools To Select
- Open Plan Reception Including White Goods With Large Balcony & Entry Video System
- Property is Located On The Doorstep of East Ham High Street with Ample Amenities & Train Station
- Gas Central Heating, Combination Boiler, Double Glazed Windows
- EPC Rating C, Council Tax Band C, London Borough of Newham

**Monthly Rental Of £1,899**

# Govindaraju House 2B Sibley Grove

## London, E12 6SE

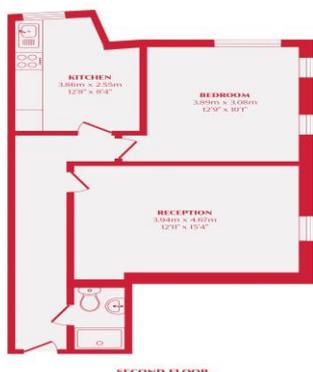
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please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site.



**EDWARD CHASE**  
**SIBLEY GROVE E12**  
 Approximate Gross Internal Area  
 5186 m<sup>2</sup> / 55821 sq<sup>ft</sup>



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   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.