

## Flat 53 Chandler Court 100 Axe Street, London, IG11 7FD



**£1,600 Per month**

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\*\*\* EARLY VIEWINGS RECOMMENDED \*\*\*

McDowalls are pleased to present to the market this two bedroom flat, located on the fifth floor of a modern mid-rise apartment block. With the convenience of a brisk walk to Barking Station, you are provided with easy access to Central London and other transport links. Abbey Leisure Centre is a road away as well as a local Lidl and Asda Superstore. Barking Market is another popular local amenity.

The property benefits from two bedrooms, with the larger bedroom featuring a built-in wardrobe - as well as a connected balcony... A spacious through lounge/dining area, fitted kitchen supplied with white goods and bathroom including a full-size tub with over tub shower and storage cabinet.

Externally the apartment complex offers a lift service to all five floors as well as communal gardens and a children's play area.

LICENSED FOR 3 PEOPLE

PARKING - No Onsite Parking Available

LOCAL AUTHORITY - London Borough of Barking & Dagenham

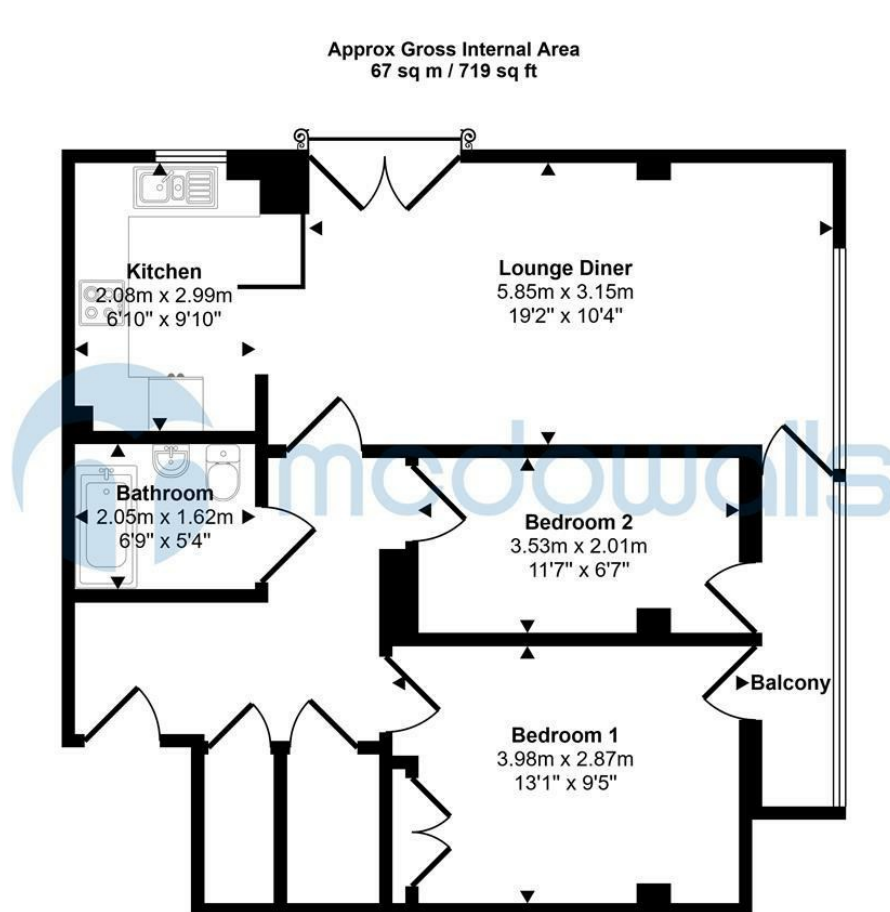
COUNCIL TAX - Band C (£1165 pa)

EPC - Band B (Expires June 2031)

WATER / SEWAGE - Mains (Water Rates Inc In The Rent)

GAS - Mains (Metered)

ELECTRIC - Mains (Metered)

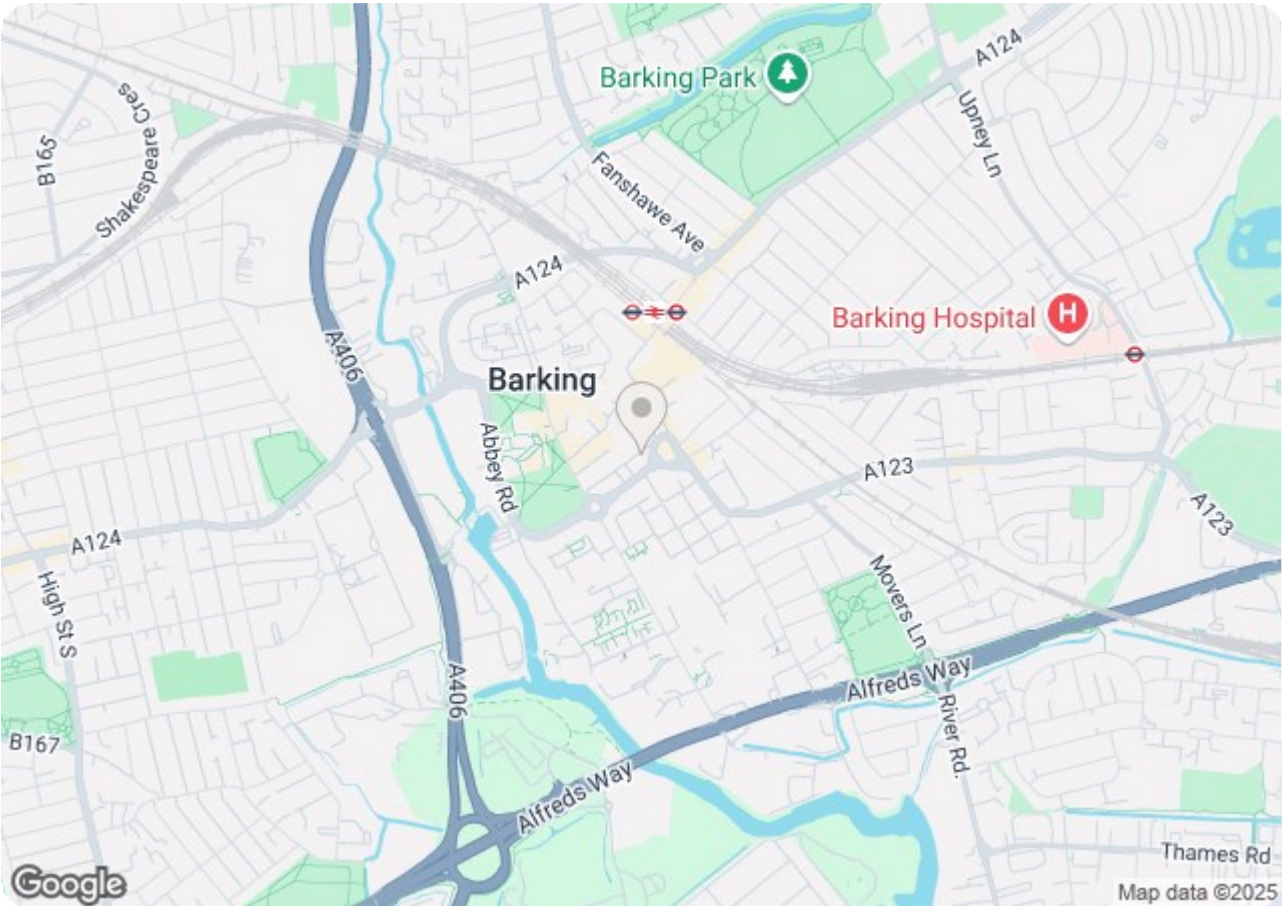



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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