

Fourth Floor

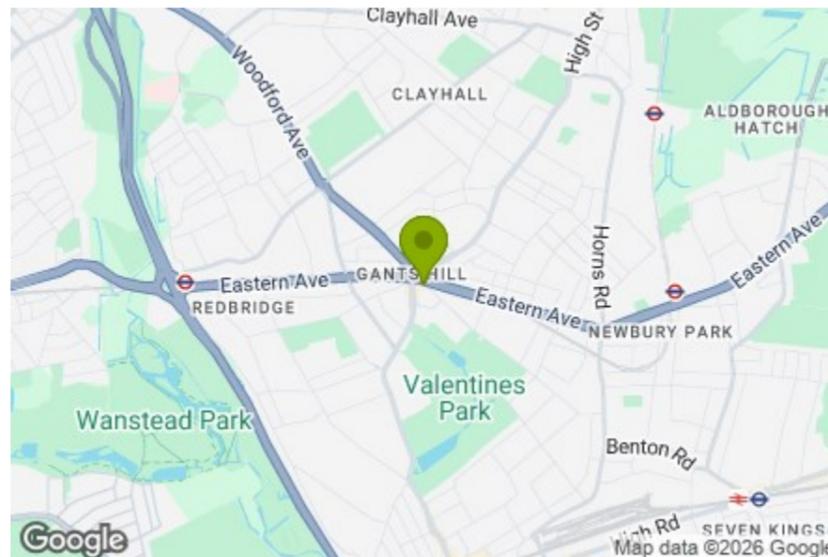
Total Area: 48.0 m² ... 517 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Reception Room
11'9" x 22'1"

Balcony
11'1" x 3'2"

Bathroom
6'5" x 6'11"

Bedroom
10'7" x 16'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PERTH ROAD, ILFORD

Offers In Excess Of £250,000 Leasehold 1 Bed Flat



Features:

- Beautifully Presented Apartment
- One Double Bedroom
- Open Plan Kitchen/Reception Room
- Private Balcony
- Allocated Underground Parking
- 24/7 Concierge Service
- Moments From Valentines Park
- 2 Minute Walk to Gants Hill Station

A beautifully presented one bedroom apartment, set within a well maintained modern development just moments from Gants Hill Station and the open greenery of Valentines Park. Positioned within easy reach of everyday amenities and Central line connections, this is a home that offers both calm and convenience in equal measure.

With allocated underground parking and a 24/7 concierge service, practical touches sit comfortably alongside thoughtful design, making this an easy choice for first time buyers or those seeking a well connected base with a little more ease built in.

REQUEST A VIEWING
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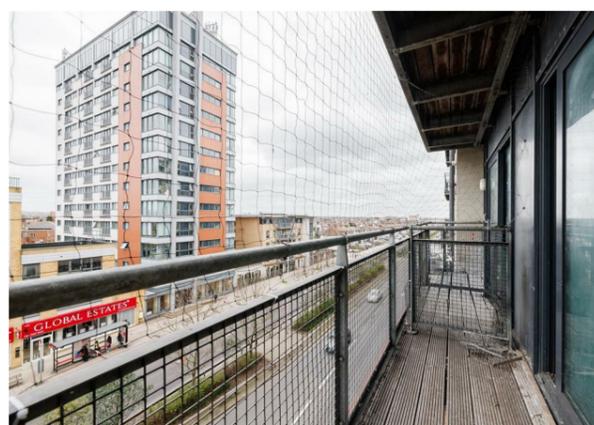
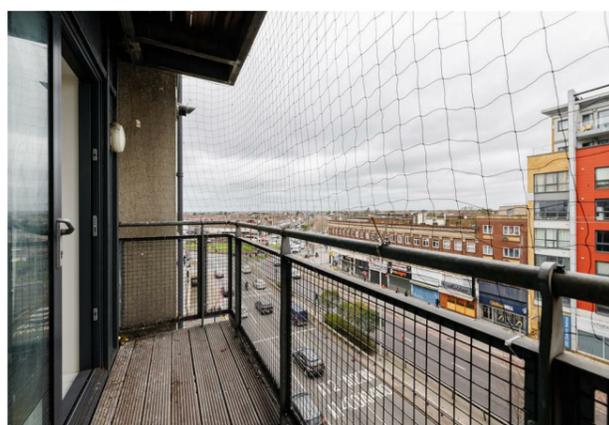
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IF YOU LIVED HERE...

You would step into a welcoming hallway that opens into a bright, well proportioned open plan kitchen and reception room. Designed with modern living in mind, this generous space has a natural flow, allowing for both relaxed evenings and sociable dinners. Clean, contemporary finishes and a neutral palette create a calm backdrop, while doors lead directly onto your private balcony.

Your double bedroom is quietly set and comfortably sized, with space for wardrobes and additional storage. The bathroom is sleek and carefully maintained, finished

in a modern style that feels fresh and understated. Throughout, the apartment is presented in excellent order, ready to move straight into and enjoy.

WHAT ELSE?

- Lift access within the building for easy day to day living
- A well maintained communal entrance with secure video entry
- Shops, cafés and everyday essentials all within a short walk of your front door
- A light filled, well connected home with everything close at hand.



A WORD FROM THE OWNER...

"It's a fantastically spacious apartment, with a parking space and balcony, in one of the most vibrant parts of East London. Very safe area, with 24/7 concierge / security in the building, and a 2-minute walk to a Central Line station. It has served us very well since we've been part of the community. There are a number of restaurants and cafes nearby, alongside supermarkets, bank branches and local transport links. The park is a 10-minute walk away. It has everything you need, right at your fingertips. A great place to start your homeownership journey. "

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