

Flat 15, 49 Clarence Avenue, Ilford – IG2 6FB

£300,000 Leasehold

2 bedroom, 1 family bathroom plus an en-suite • Near Gants hill central line station • No onward chain • Perfect for first time buyer or buy to let investor • close to local shops, cafes, parks, and restaurants • Spacious open plan layout • Modern security entry system • Close to Valentines park • Modern kitchen with integrated appliances • Spacious private balcony with city views • Large sliding glass doors for balcony access • Modern bathrooms with walk-in showers • En-suite bathroom to master bedroom • Built-in storage solutions • Abundant natural light throughout • Secure entry system



**HIGHCASTLE
ESTATES**

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Modern 2-bed flat near Gants Hill station with open plan living, balcony, en-suite, secure entry, built-in storage, and no onward chain. Close to shops and Valentines Park.

Council Tax band: C

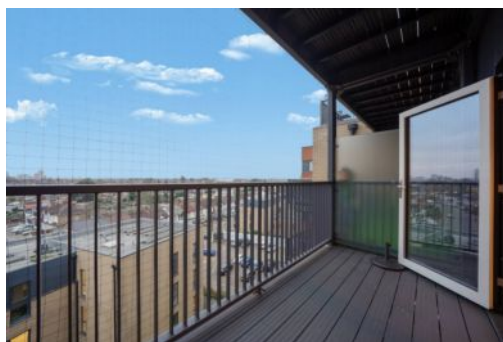
Tenure: Leasehold

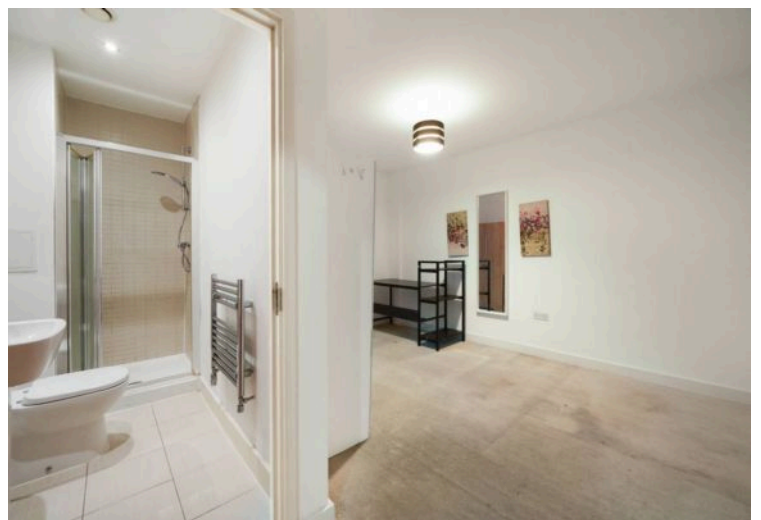
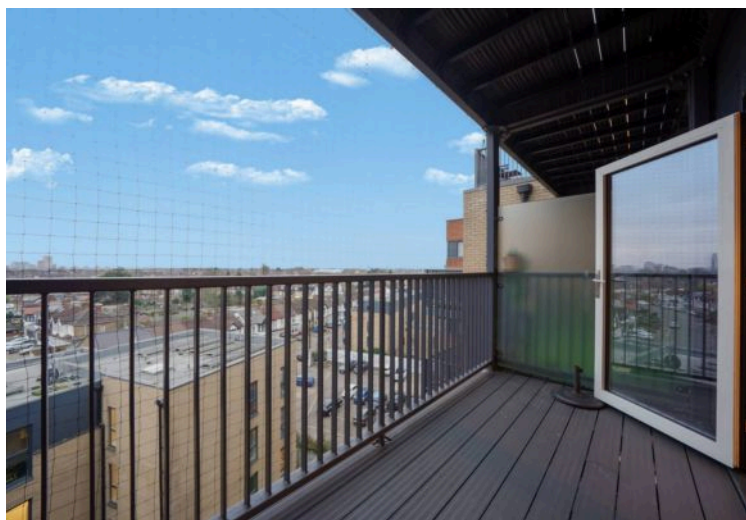
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



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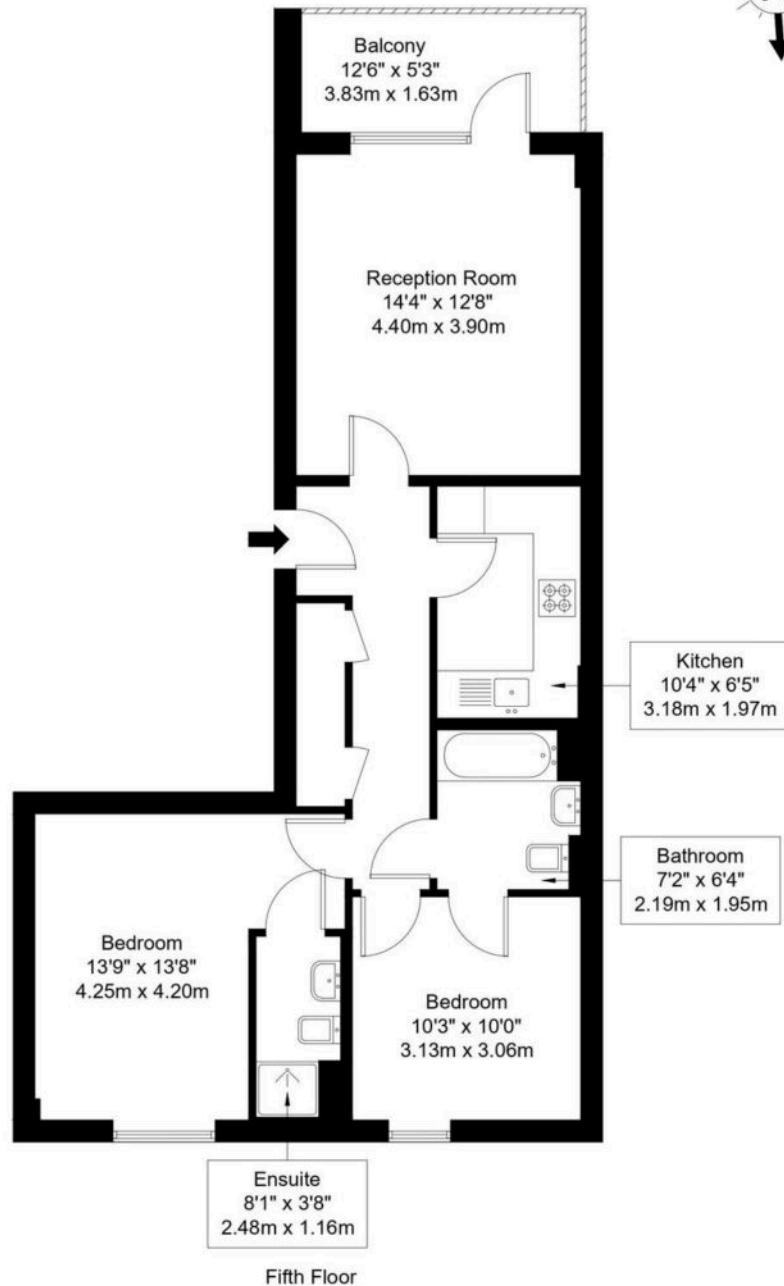
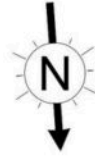


Clarence Avenue, IG2 6FB

Approx Gross Internal Area = 66.67 sq m / 718 sq ft

Balcony = 6.24 sq m / 67 sq ft

Total = 72.91 sq m / 785 sq ft



Fifth Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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