



Clarence Avenue Ilford, IG2 6FA

The Point Gants Hill * Edward Chase present another brand new 2-bedroom 2-bathroom luxury apartment in the heart of Gants Hill better known as The Point. This Fairview development was completed in 2016 making it the newest addition to the Gants Hill skyline. Contemporary, stylish and efficient are a few adjectives to use best describing the apartment meaning it will appeal to first time buyers and investors. This apartment is located on the first floor with ground floor communal gardens, disposal store room and inner bike store. The apartment is spacious boasting a large entrance hallway with ample storage. The open plan reception has a separate kitchen area and a north facing balcony, bay windows attracting a lot of natural light. Two spacious bedrooms with two tiled bathrooms. The apartment has double glazed windows with electric functions within, a communal boiler system supply gas central heating. Gants Hill is home to a great Central Line transportation link situated on the doorstep of the apartment building. This line can

- 2 Bedroom Apartment The Point
- Open Plan Reception Layout
- Brand New Development
- Integrated White Goods
- 2 Bathrooms
- Balcony Access
- High EPC Rating
- 0.1m to Gants Hill Station (Underground)

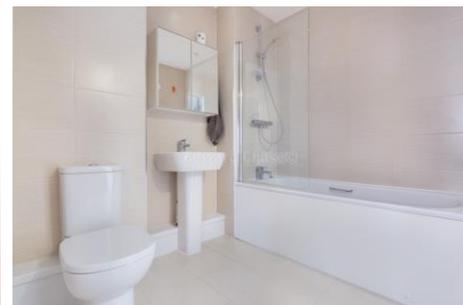
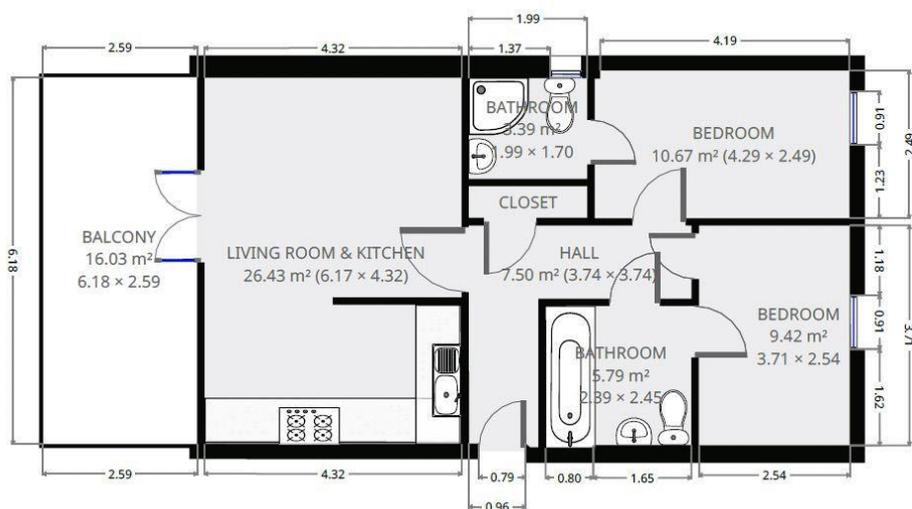
Guide Price £335,000

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This line can have you at Liverpool Street in 12minutes and Stratford in 10minutes. Gants Hill has also some great schooling facilities such as Gearies Primary and Valentines High School. With an array of restaurants to select Gants Hill has cemented itself as the premier town of Ilford. This apartment is currently rented at £1400 per calendar month. This sale is subject to tender. The lease term remaining in this apartment is 248 years with an approximate annual service charge of £1350. For further details please contact Edward Chase today.



	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

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.

