

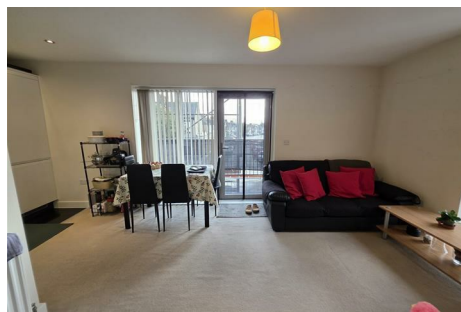


**PANTERA  
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## **45 Clarence Avenue**

, Ilford, IG2 6FA

Pantera Property are pleased to welcome to the market, with the tenants in situ, this luxury, two-bedroom first floor apartment, within a popular gated development in Gants Hill.

**£290,000**

# 45 Clarence Avenue

, Ilford, IG2 6FA

- Investment opportunity
- Tenants in situ
- Modern and well presented throughout
- Offered with no onward chain
- EPC Rating B

The property provides fantastic investment potential and is offered on the basis of the tenants remaining in situ. The current AST is held with a rent of £1,475.00 per calendar month, providing a gross rental yield of 6.1%

The accommodation offers a spacious open-plan living and kitchen area, featuring doors that open onto a private balcony—ideal for relaxing or entertaining. The kitchen is fitted with modern units and a range of integrated appliances. Returning to the hallway, two spacious bedrooms, one benefitting from an ensuite, and a house bathroom complete with a bath and shower over. The property offers a private north facing balcony, and the development provides ground floor communal gardens, disposal storeroom and inner bike store.

## Location

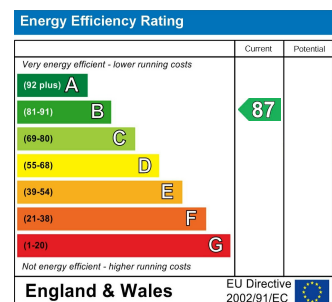
The property is located on Clarence Avenue, situated in the Gants Hill area within the London Borough of Redbridge, with an extensive range of local amenities on the property's doorstep. Clarence Avenue benefits from excellent transport links, connecting directly to the Gants Hill roundabout—a key junction providing immediate access to the A12 (Eastern Avenue). This major arterial route offers convenient eastbound travel towards Essex and beyond, as well as westbound access to Stratford, Bow and Central London.

Gants Hill Underground Station is situated just 130 yards away, approximately a two-minute walk, providing Central Line services with direct links to Stratford, Liverpool Street and the West End. In addition, Ilford railway station is located approximately 1.2 miles away, offering further rail connectivity.

The property is owned on Leasehold basis according to the Land Registry (Title Number BGL124862). Term: 250 years from 24 June 2015 (circa 251 years remaining). Approximate service charge and ground rent is available upon request.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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