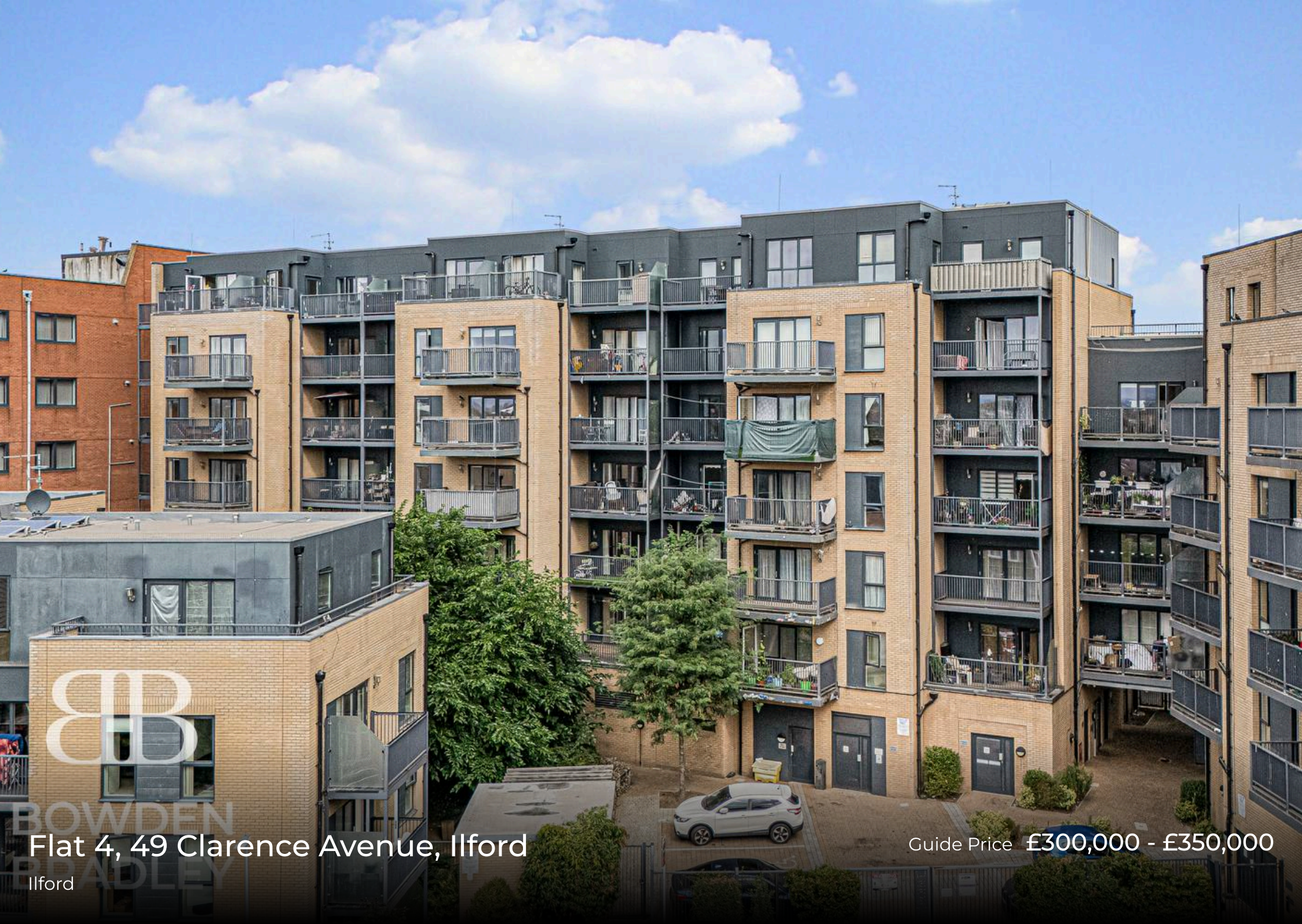




B
BOWDEN
BRADLEY

Flat 4, 49 Clarence Avenue, Ilford

Ilford

Guide Price £300,000 - £350,000



**BOWDEN
BRADLEY**

Flat 4

49 Clarence Avenue, Ilford

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Well-Presented Two-Bedroom Apartment
- Offered to the Market Chain Free
- Spacious Living Area With a Separate Fitted Kitchen
- Private Balcony
- Hot Water Included Within the Service Charge
- Situated Within a Highly Sought-After Location
- Secure Gated Development
- Conveniently Located Just Moments From Gants Hill Underground Station
- Fully EWS1 compliant



**BOWDEN
BRADLEY**



**BOWDEN
BRADLEY**



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BRADLEY**



Reception Room

12' 5" x 15' 1" (3.78m x 4.60m)

Kitchen

6' 6" x 10' 5" (1.98m x 3.18m)

Bedroom

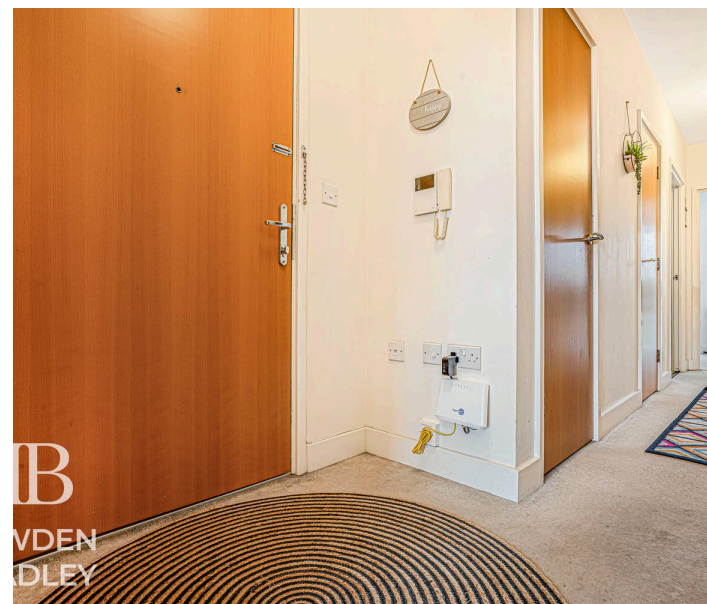
13' 11" x 14' 3" (4.24m x 4.35m)

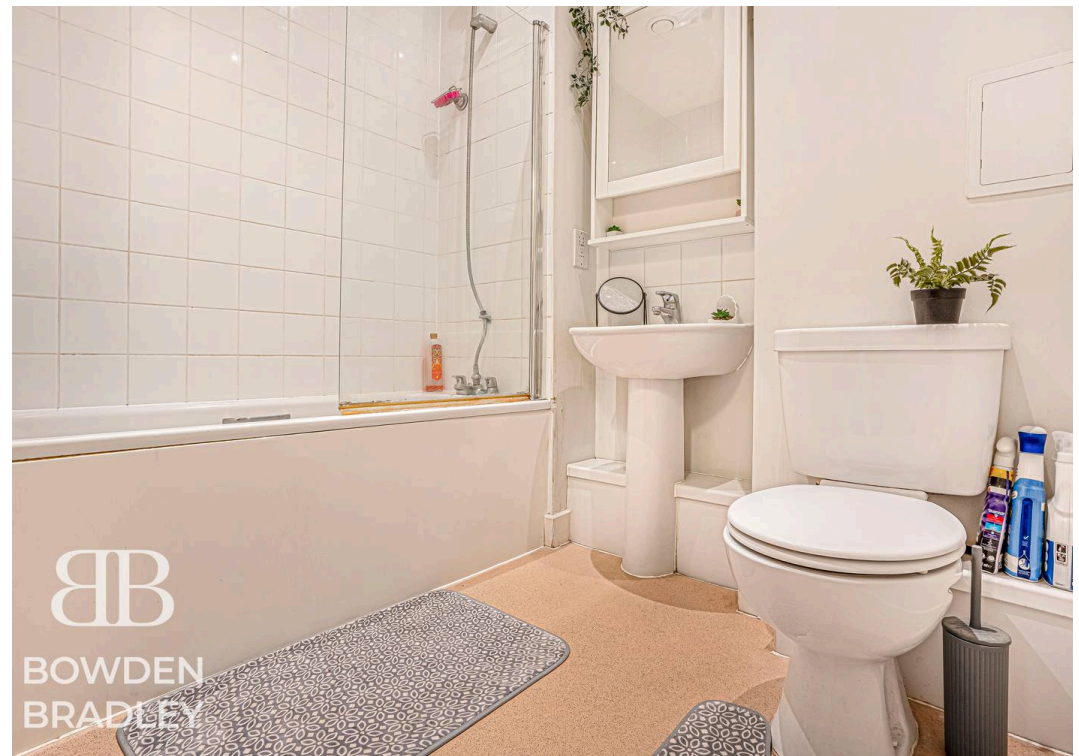
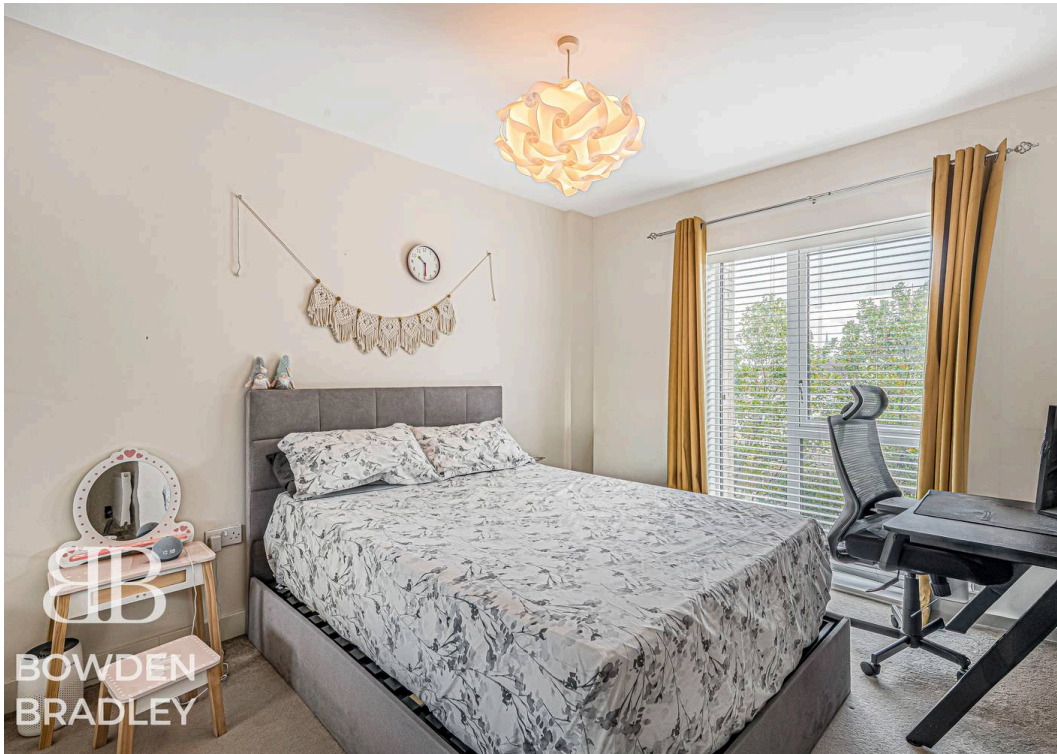
Bedroom

14' 5" x 10' 6" (4.39m x 3.20m)

Bathroom

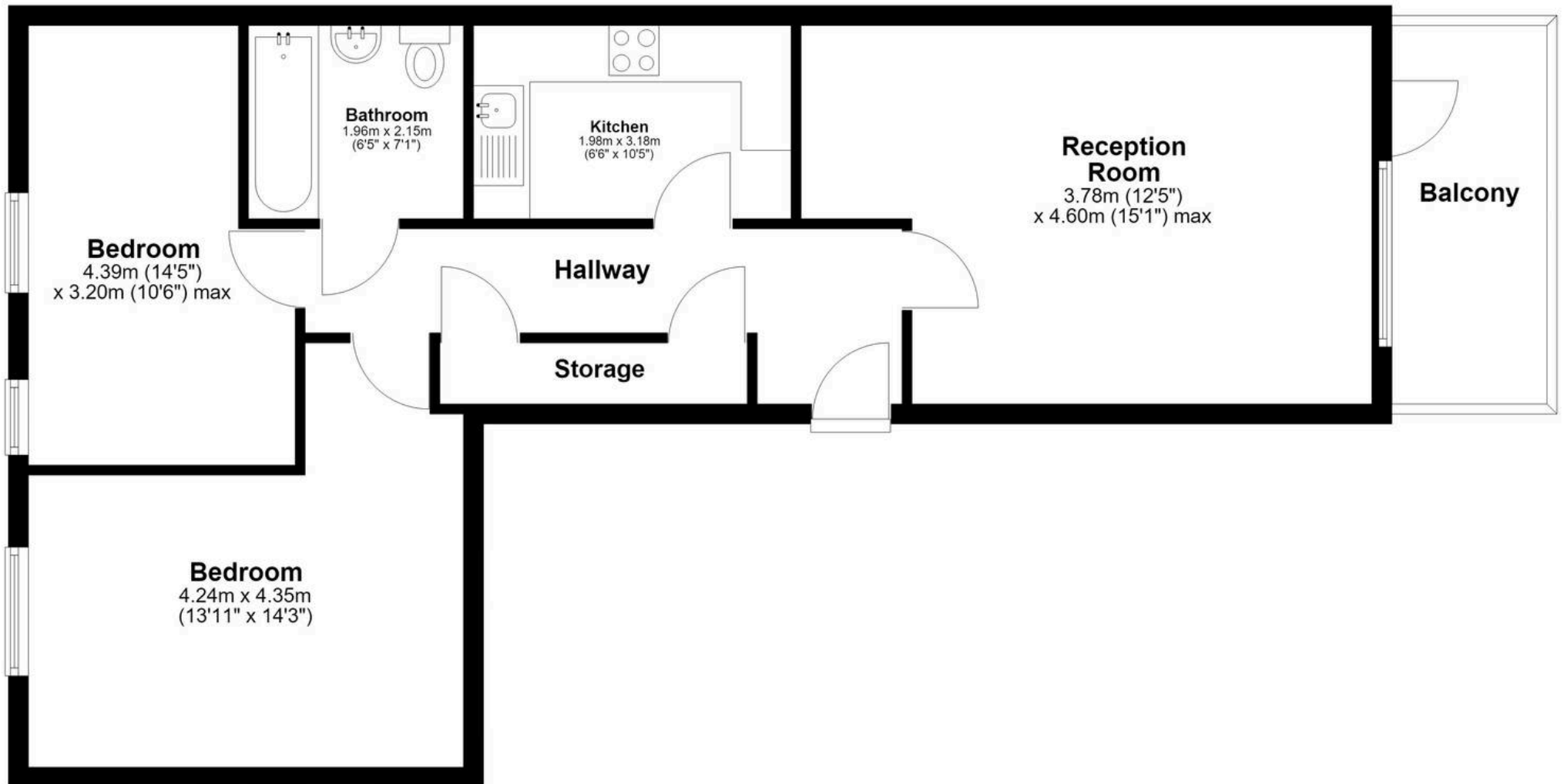
6' 5" x 7' 1" (1.96m x 2.15m)





Second Floor

Approx. 59.4 sq. metres (638.9 sq. feet)
(excluding Balcony)



Total area: approx. 59.4 sq. metres (638.9 sq. feet)



Bowden Bradley

Bansal House, Bracken Industrial Estate, 185 Forest Road - IG6 3HX

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