

## Clarence Avenue Ilford, IG2 6FD

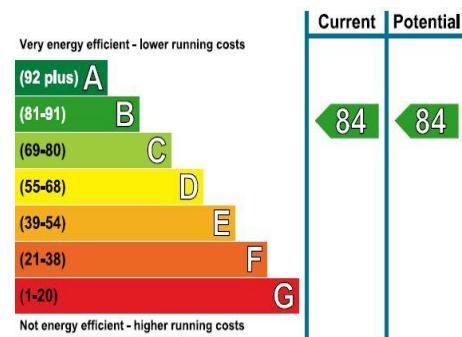
Edward Chase is proud to present to the residential lettings market this modern, bright one-bedroom apartment located within the new exclusive development of The Point, Gants Hill. This property is available to rent from the end of January. This apartment is located on the first floor with lift access, there are several features of the development such as communal gardens which are excellent for the summer months and children to play. A secure video entry phone system permits that added sense of security. The ground floor has a bike store which can only be accessed via residents and its most attractive feature is its location, only 0.1m to Gants Hill (Underground) Station. From entry to exit, you will immediately sense the natural light which pours into the apartment. The property boasts ample storage and large hallways as well as a spacious open plan reception which acts as a great living area. The kitchen comes with integrated appliances such as washing machine,

- Amazing One Bedroom Apartment in the Newest Apartment Building in Gants Hill, The Point
- Apartment is Located On The First Floor & The Building Has An Elevator System
- Apartment Is Bright & Airy throughout and Maintained to an Exceptional Condition
- Spacious Open Plan Reception and Kitchen Area as well as a Balcony for Outdoor Space with Integrated Appliances
- Video Entry Phone System Providing a Higher Level of Security
- 0.1m To Gants Hill Station (Central Line) and Surrounded by Great Local Amenities &

**Monthly Rental Of £1,174**

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master bedroom is carpeted with floor to ceiling bay windows and the semi-tiled bathroom is equipped with a 3-piece suite. This apartment comes with a private balcony overlooking Gants Hill roundabout and surrounding areas. There is no shortage of transport links to Essex and Central London via the Central Line (24-hour service on the weekend) as well as local buses serving a host of surrounding areas. Eastern Avenue A12 provides commuters with quick access to the A406, M25 and M11. Gants Hill is a professional hub and often regarded as the premier section of Ilford, there are numerous restaurants, bars and amenities all within a short walk of the apartment. There are also superb schools such as Gearies Primary School which have continued to achieve outstanding Ofsted reports. The apartment is built with an efficient EPC rating of B ensuring monthly bills are kept low, a communal combustion



#### 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.