



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£300,000**

**Leasehold**

1x  1x  1x 

**Clarence Avenue, Ilford,  
Essex, IG2**



**DOUGLAS  
ALLEN**

Helping you move forwards





## Main features

- 1 bedroom apartment
- Located on the 2nd floor with an elevator
- Balcony
- Close to Gants Hill Central Line Station
- Long Lease

## Accommodation

### SECOND FLOOR

Entrance Hall

Lounge/Diner: 16'4 x 11'10 (4.98m x 3.61m)

Kitchen: 11'10 x 6'4 (3.61m x 1.93m)

Bedroom : 12'1 x 11'10 (3.69m x 3.61m)

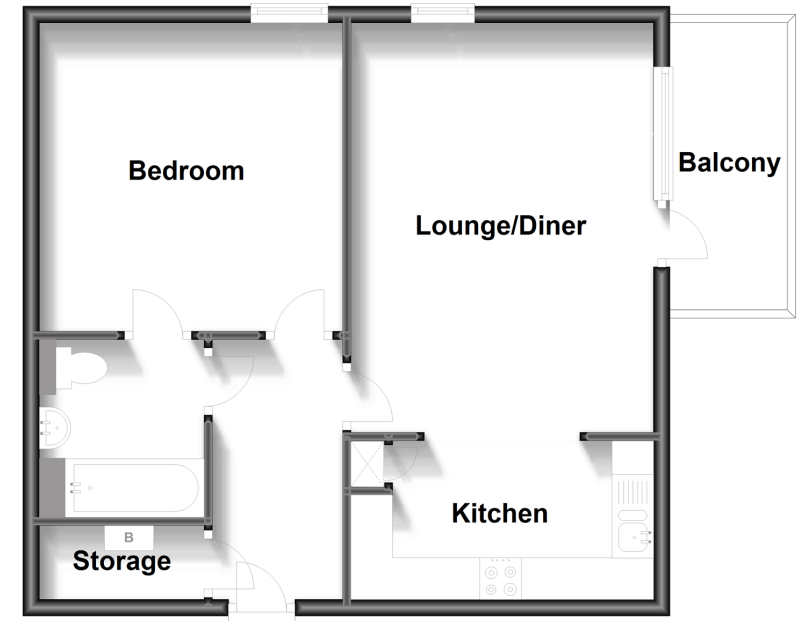
Bathroom

### OUTSIDE

Balcony

### Second Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



**Call Barkingside - 020 8551 4025 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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