



**Clarendon Gardens
Ilford
Greater London
IG1 3JN**

Offers in Excess of £377,000

bettermove

Clarendon Gardens Ilford

Bettermove are delighted to welcome to the market this charming three bedroom first and second floor maisonette in Ilford, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 58 years remaining on the lease - costs to extend this can be discussed with Bettermove. The ground rent is £100 per year and the council tax band is C.

The interior of this beautifully presented property comprises a spacious bay-fronted living room, separate fitted kitchen, family bathroom and two bedrooms with a balcony off the front bedroom on the first floor. The second floor consists of the master bedroom with plenty of eaves storage space.

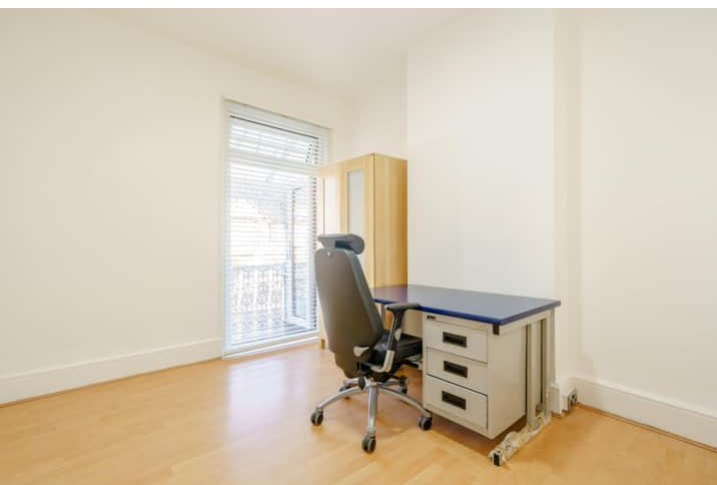
Situated in the popular town of Ilford, the property is just a short walk from Valentines and Wanstead Parks as well as being close to a number of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A406, A12, Ilford train station with Elizabeth line connections and Gants Hill Central line tube station.

This exciting investment opportunity is not to be missed and all enquiries can be made to Bettermove.

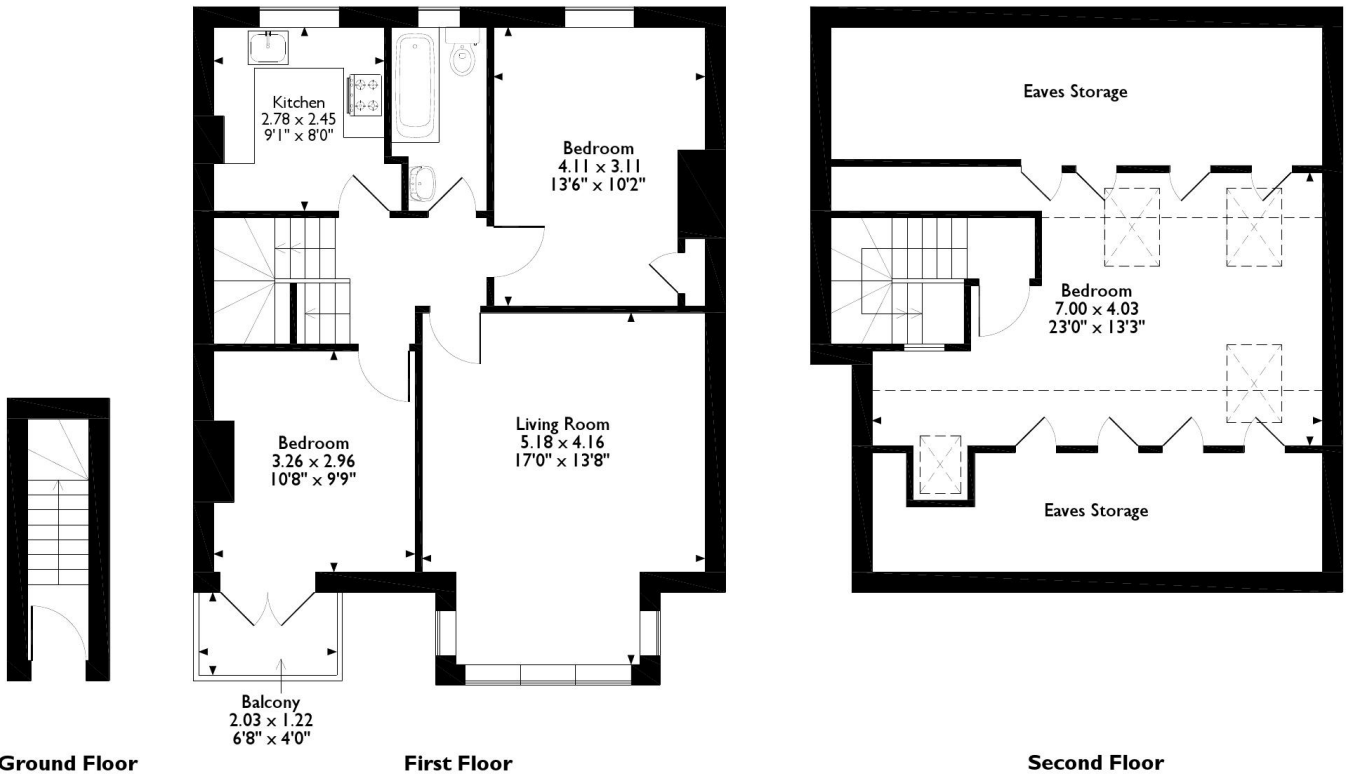
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Approximate Gross Internal Area 83 Sq M/891 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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