

## Developers

Developerville

# Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:

Area of interest

IG2 6BX + 0.5 miles

Properties marketed between

25 Dec 23 - 25 Mar 24

Properties marketed by

Any Agent



### Christopher St James, Colliers Wood

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**PRS** Property  
Redress  
Scheme

rightmove 



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## To Developers ,

### My recommendation for marketing Developerville.

Resales are resales and not new builds

Kind regards,  
CSJ

\* Legal information present on page 4

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The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Christopher St James unless otherwise stated.

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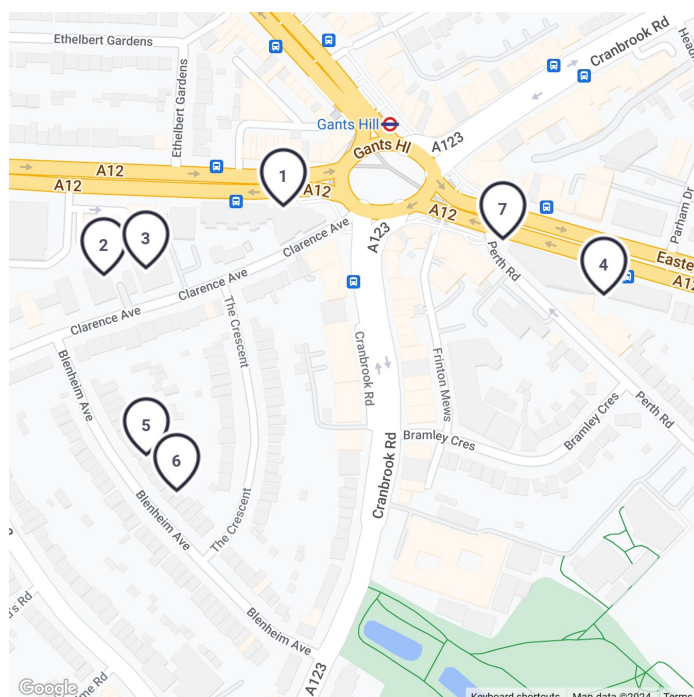


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# Introduction

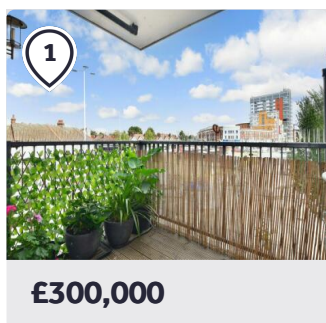
The Best Price Guide provides comparable property information selected by Christopher St James to help establish the best market price.



## Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.

## Comparable properties



**£300,000**

**CURRENTLY ADVERTISED** **SOLD STC**

### 1 bedroom flat for sale Clarence Avenue, Ilford, Essex

- 1 bedroom apartment
- Located on the 2nd floor with an elevator
- Balcony
- Close to Gants Hill Central Line Station
- Long Lease
- EPC energy rating B (85)

Marketed from 26 Sep 2023

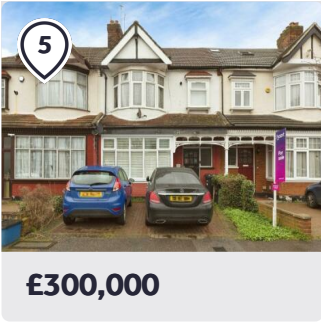
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**CURRENTLY ADVERTISED**

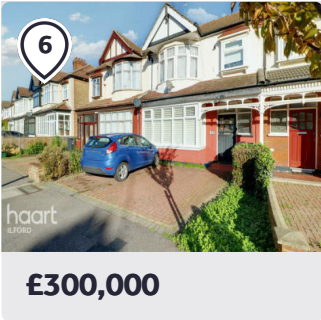
**1 bedroom flat for sale**  
Blenheim Avenue, Ilford, IG2

- Period One Bedroom Ground Floor Conversion Many Pe...

Marketed from **9 Mar 2024**

**SOLD PRICE HISTORY**

15 Mar 2002	£99,000
29 Nov 2001	£78,000
26 Nov 1999	£44,500



**CURRENTLY ADVERTISED**

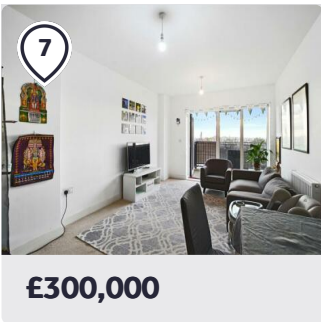
**1 bedroom flat for sale**  
Blenheim Avenue, ILFORD

- Spacious Ground Floor Flat
- Own Private 80ft Rear Garden
- Large Lounge/Diner
- Double Bedroom
- Tall Ceilings
- Good Size Fitted Kitchen
- Double Glazed & Shutters
- Ready To Move Into

Marketed from **13 Nov 2023**

**SOLD PRICE HISTORY**

15 Mar 2002	£99,000
29 Nov 2001	£78,000
26 Nov 1999	£44,500

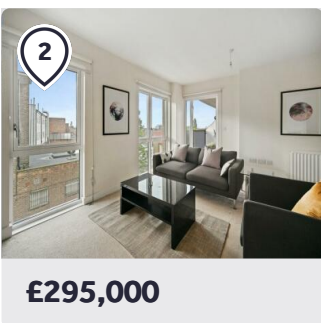


**CURRENTLY ADVERTISED**

**1 bedroom flat for sale**  
The Point, Gants Hills, IG2

- 1 bedroom & 1 bathroom
- 4th floor elevation
- North facing aspects
- 581 sq.ft\* of internal space
- Moments from Gants Hill Underground Station (Central ...
- High specification finishes

Marketed from **20 Jul 2023**



**CURRENTLY ADVERTISED** **SOLD STC**

**1 bedroom flat for sale**  
Clarence Avenue, Iford, IG2

- Double One bedroom apartment
- located on 2nd floor
- Balcony
- Modern building with contemporary interior
- Long lease
- 1 minute walk to Gants Hill Underground Station
- 563 Sq Ft

Marketed from **18 Nov 2023**

\* Legal information present on page 4

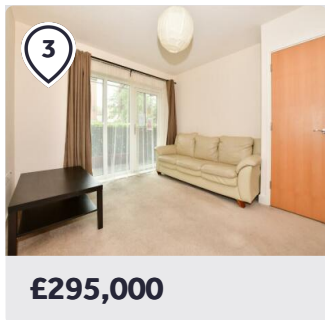
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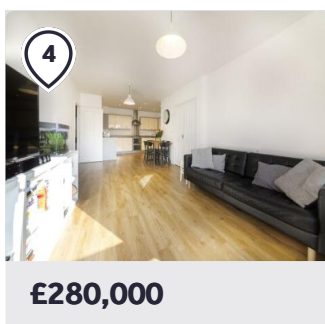
£295,000

CURRENTLY ADVERTISED SOLD STC

### 1 bedroom ground floor flat for sale Clarence Avenue, Ilford, Essex

- Ground floor purpose built flat in a modern block
- Parking for 1 car
- Modern Open living plan
- Close to Gants Hill Station and transport links and many...
- Communal garden
- Ideal for a first time buyer or a couple looking to get onto...
- EPC energy rating B (87)

Marketed from 16 May 2023



£280,000

NO LONGER ADVERTISED SOLD STC

### 1 bedroom apartment for sale Jasmin House, Perth Road, Ilford, London, IG2

- Secure allocated parking
- 607 sq ft
- Immaculate presentation
- Concierge
- 0.1m Gants Hill station
- Fantastic storage

Marketed from 19 Dec 2022 to 7 Feb 2024 (415 days)

The sold price history information is provided by HM Land Registry (for properties in England and Wales) and the Registers of Scotland (for properties in Scotland). It is matched to Rightmove properties by house number and full postcode. There is not always a match. HM Land Registry data covers the period from 01 January 1995 and the Registers of Scotland data covers the period from 18 October 1996 and is updated on a monthly basis therefore is correct as at the end of the last calendar month. The dates shown relate to the property's registered date, not sold date. ©Crown copyright material originating from HM Land Registry is reproduced with the permission of HM Land Registry under delegated authority from the Controller of HMSO. Contains public sector information licensed under the [Open Government Licence v3.0](#) Material originating from the Registers of Scotland is reproduced with the permission of the Keeper of the Registers of Scotland and contains data compiled by THE Registers of Scotland. If you have found an error with the data, please contact the HM Land Registry for properties in England and Wales, or the Registers of Scotland for properties in Scotland.

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## Market Information

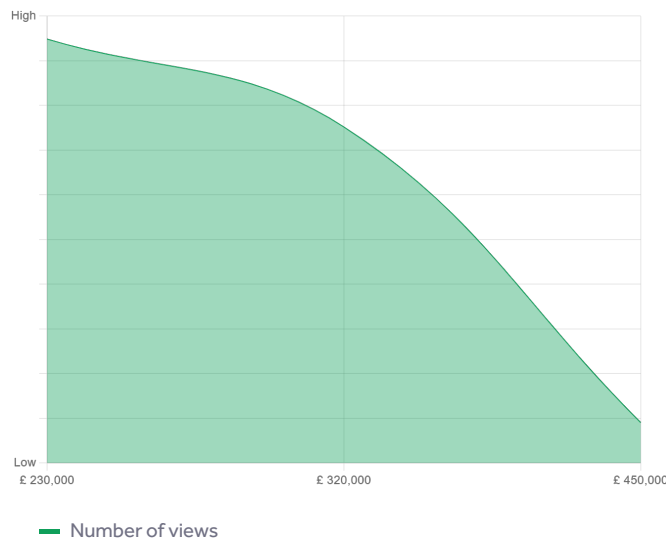


### New vs. sold subject to contract (STC) properties within 0.5 miles of IG2 6BX

This graph shows the number of new properties vs. the number of sold STC properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.

### Average prices of properties within 0.5 miles of IG2 6BX

This graph shows the average asking price and final selling price of properties in this area, listed by all agents, over the last 12 months on Rightmove. The Land Registry sold price data is usually only available 2-3 months after a sale is completed.



### Number of property views in the last 6 months for your selected property types within IG2

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.