

**270 Balfour Road, Ilford, IG1 4HZ**



**Offers in the region of £525,000**

# 270 Balfour Road, Ilford, IG1 4HZ

\*\*\* FREEHOLD \*\*\* BTL INVESTORS \*\*\*

McDowalls are pleased to offer to the market this 3 bed mid-terraced house, located on a residential street just off Ley Street in Ilford. The property is close to local amenities and only a 15 minute walk from Ilford Overground Station.

This property features 3 nicely sized 1st floor bedrooms with a ground floor bathroom with a separate WC. Low maintenance garden area to the rear. Off street parking for 1 car.

PLEASE NOTE - The property is currently tenanted (Periodic Tenancy) - £1330pcm  
A section 21 has been served to the current tenants.

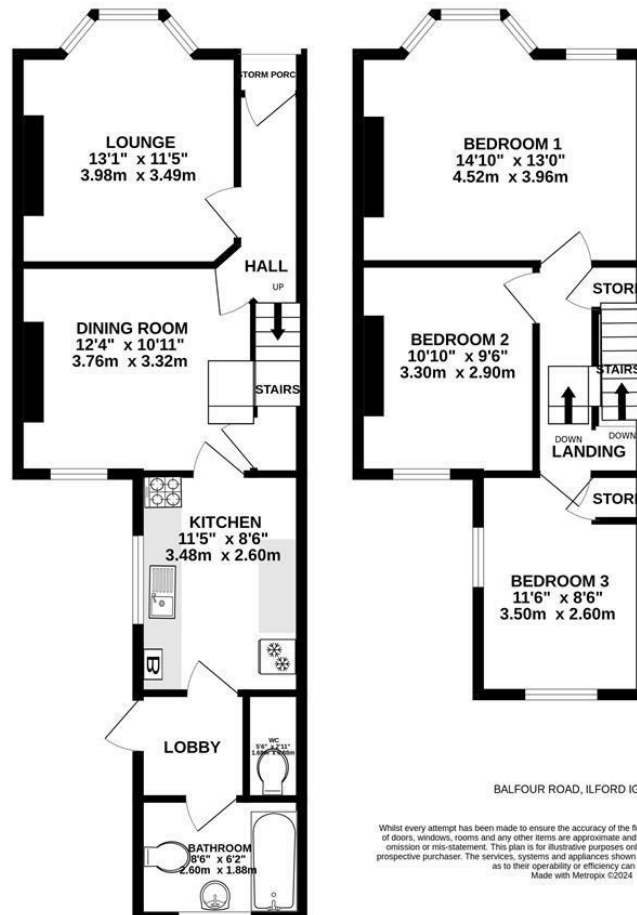
Tenure - Freehold  
Council Tax - Band C (Redbridge - £1860pa)  
EPC - Band D (Expires Dec 2028)  
Utilities - Mains Water / Gas / Electric

## Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

GROUND FLOOR

1ST FLOOR

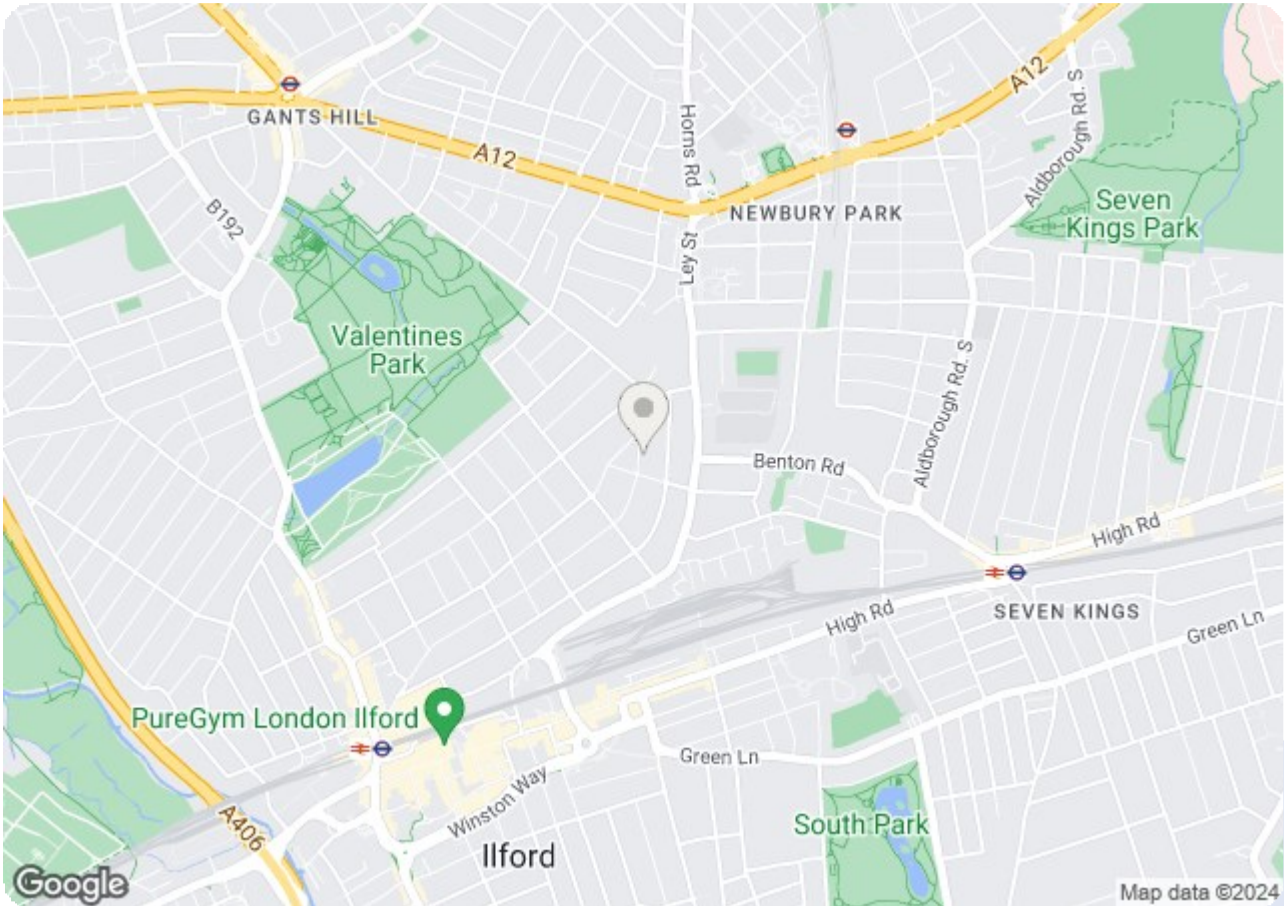



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62024



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	