



**Balfour Road, Ilford, IG1**

**\*\* LARGE TWO BEDROOM FLAT \*\* \*\*In process of redecoration & new carpets\*\* \*\* \*\* Lounge\*\*  
**\*\*Fitted Kitchen\*\* \*\*Modern Bathroom\*\* \*\*UNFURNISHED\*\* \*\*Double Glazed\*\* \*\*Close to  
ILFORD Town Centre\*\* \*\*EPC Rating C\*\* \*\* Council Tax C\*\* Available 19th of October 2024****

**Rent: £1,650 - Monthly**



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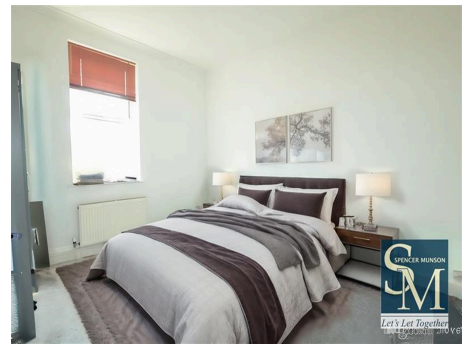
Lounge



Kitchen



Bedroom One



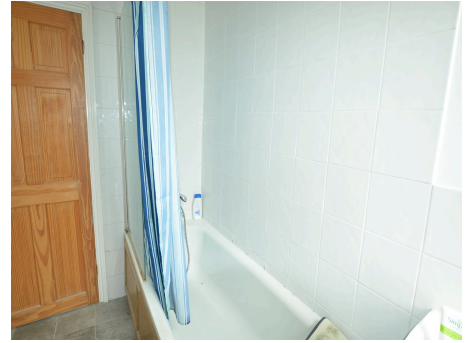
Bedroom Two



Bedroom three




**Bathroom**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	59	65
39-54	<b>E</b>		
21-38	<b>F</b>		
	<b>G</b>		

In the process of redecoration throughout. Two Bedroom First Floor Conversion. Good size lounge, fitted equipped kitchen. Modern bathroom with bath and shower above. UNFURNISHED. Gas c/h. Double glazed. Close to ILFORD Town Centre and BRITISH RAIL station. EPC Rating C. Council Tax C Available 19th of October 2024

England & Wales 2002/91/EC 

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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.