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**Balfour Road, Ilford, IG1**

**\*\*Freehold Investment for sale\*\* \*\* 2 x 1 Bedroom ground floor flats & 1 x 3 bedroom first floor flat\*\* All 3 flats are currently let on assured shorthold tenancies with a combined yearly rental income of £45000pa\*\***

Flat A EPC Rating D. Council Tax B

Flat B EPC Rating C. Council Tax B

Flat C. EPC Rating D. Council Tax C

**Asking Price £750000**



## **Balfour Road, IG1**

FREEHOLD INVESTMENT FOR SALE. 2 x 1 bedroom ground floor flats & 1 x 3 bedroom first floor flat all currently let on AST'S. Yearly rental income of £45.000 Flat A EPC Rating D. Council Tax B Flat B EPC Rating C. Council Tax B Flat C. EPC Rating D. Council Tax C



**Balfour Road, IG1**

**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.