



WHERE STANDARDS MATTER

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Balfour Road, Ilford, IG1

Spencer Munson is pleased to offer you this one bedroom ground floor flat, This property has been refurbished throughout with newly fitted kitchen with brand new white goods, new bathroom suite, new flooring and redecorated throughout. This property has access to a shared garden and is close to local shops and amenities. Available now on a unfurnished basis. DONT MISS OUT EPC Rating D Council Tax band B

Rent: £1,400 - Monthly



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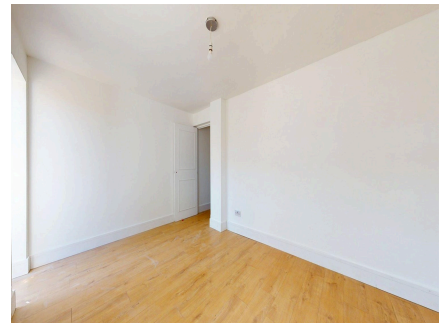
Reception 1



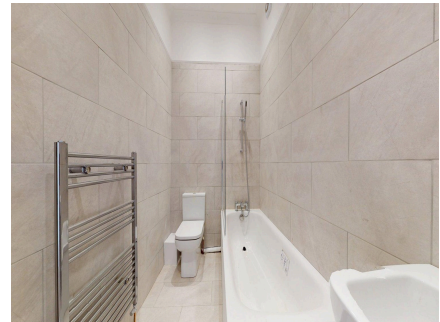
Kitchen



Bedroom 1



Bathroom



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		75
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 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.