



## BALFOUR ROAD, ILFORD, IG1

### 2 BED APARTMENT

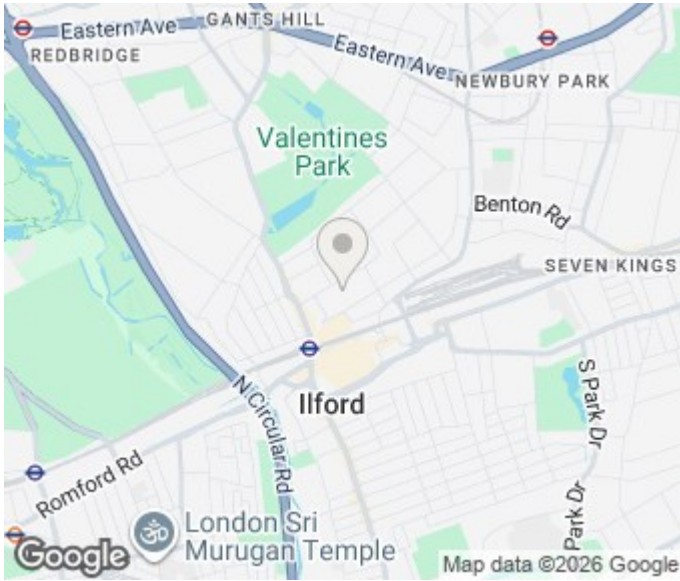
£1,800 PER MONTH

We are delighted to bring to the market this well-presented two-bedroom first-floor apartment, ideally situated on Balfour Road, Ilford.

The property offers spacious and comfortable accommodation throughout and comprises two generously sized double bedrooms, a bright and airy separate reception room, and a modern fitted kitchen complete with a range of integrated and freestanding appliances. Further benefits include a contemporary three-piece bathroom suite, gas central heating and double-glazed windows.

The location is particularly convenient, with Ilford Station just a short distance away, providing excellent transport links into Central London and surrounding areas. Ilford High Road is also within easy reach, offering an extensive selection of shops, restaurants, cafés, banks and other everyday amenities.

# Hemmingfords



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 54      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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