

PAYNE & Co

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Balfour Road, ILFORD, IG1 4JB

Leasehold

£210,000



Council Tax: Band B
Redbridge

For sale is this first-floor converted flat located in the desirable Commonwealth Estate. The flat comprises one bedroom, a galley kitchen, a shower room, and a reception room. This property offers an opportunity to acquire a flat in a sought-after location, making it an ideal buy-to-let investment or first-time buy. Please get in touch to arrange a viewing. The current lease is 125 years from 24th June 2080 (81 Years Unexpired) and we understand from the sellers that the ground rent is £40 per year and no service charge.

- One Bedroom
- Commonwealth Estate Location
- Ideal Buy to Let Investment
- 81 Years Lease Unexpired
- First Floor Flat
- Ideal First Time Buy
- Galley Kitchen



GROUND FLOOR

Communal Entrance

FIRST FLOOR

Living Room: 12' 10" x 10' 4" (3.91m x 3.15m)

Kitchen: 8' 10" x 4' 11" (2.69m x 1.50m)

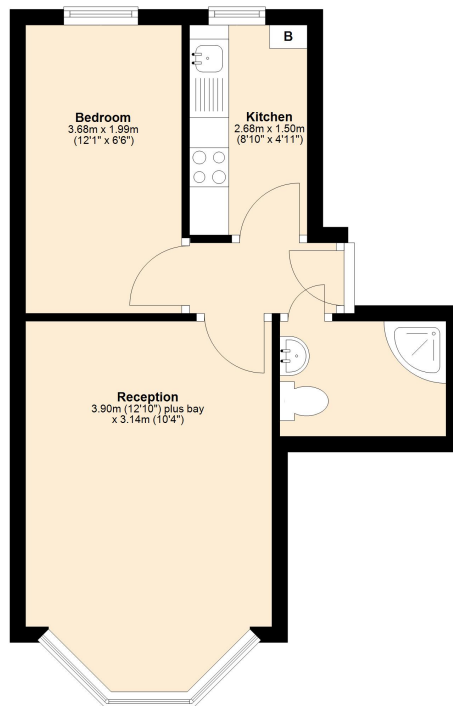
Shower Room

Bedroom: 12' 1" x 6' 6" (3.68m x 1.98m)



First Floor

Approx. 29.8 sq. metres (320.8 sq. feet)



Total area: approx. 29.8 sq. metres (320.8 sq. feet)

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.
Plan produced using PlanUp.

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			