

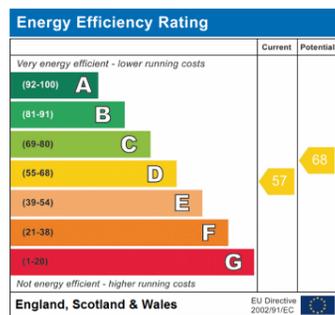
42c Balfour Road, Ilford. IG1 4JG.



PRICE  
£240,000  
to  
£260,000

### Transport Information

Ilford Station is around an 8 minute walk for the Elizabeth Line.



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

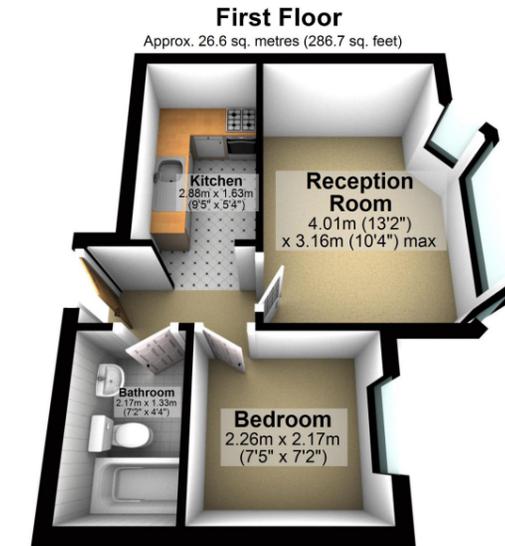
### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- **First Floor Flat**
- **Great Lease (155 Years)**
- **Close to Station**





Total area: approx. 26.6 sq. metres (286.7 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.  
www.propertypics.co.uk  
Plan produced using PlanUp.

## Accommodation

- Lounge**  
13' 7" x 10' 3" (4.14m x 3.12m)
- Kitchen**  
9' 5" x 5' 3" (2.87m x 1.60m)
- Bathroom**  
7' 5" x 4' 1" (2.26m x 1.24m)
- Bedroom**  
10' 7" x 7' 5" (3.23m x 2.26m)

## 42c Balfour Road, Ilford. IG1 4JG.

Guide Price: £260,000 to £270,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Central Location!

Located close to Ilford town centre and Ilford Station is this one bedroom first floor flat.

The property boasts of a large bay windowed lounge, fitted kitchen, three piece bathroom, and master bedroom.

The location is ideal for local amenities and the property itself represents an excellent first purchase or investment.

With Ilford station offering quick and easy access to London via the Overground and Elizabeth line, Ilford is an proving a great location for the busy commuter.

Ilford shopping mall is in the town centre and there are the usual shops and brands available there, for a shopping outing Stratford Westfield is a short train ride away and offers an abundance of High Street names and eateries all conveniently located in one place.

Schooling is important and within close proximity to the home there are both primary and secondary schools.

This ideal property represents a good home or investment so call now.

Council Tax Band: B

Council: Redbridge

Maximum Council Tax Fee Payable: £1,449.73

Lease: 155 years

196 High Street North, East Ham, London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

Service Charge: £800 Per Annum (including building insurance)

## What the owner says...

We have been renting this out for many years and had no issues with tenants as it's in a great location with everything so nearby.



