



Balfour Road, Ilford, IG1 4HX

£1,800 Per Calendar Month



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# Balfour Road

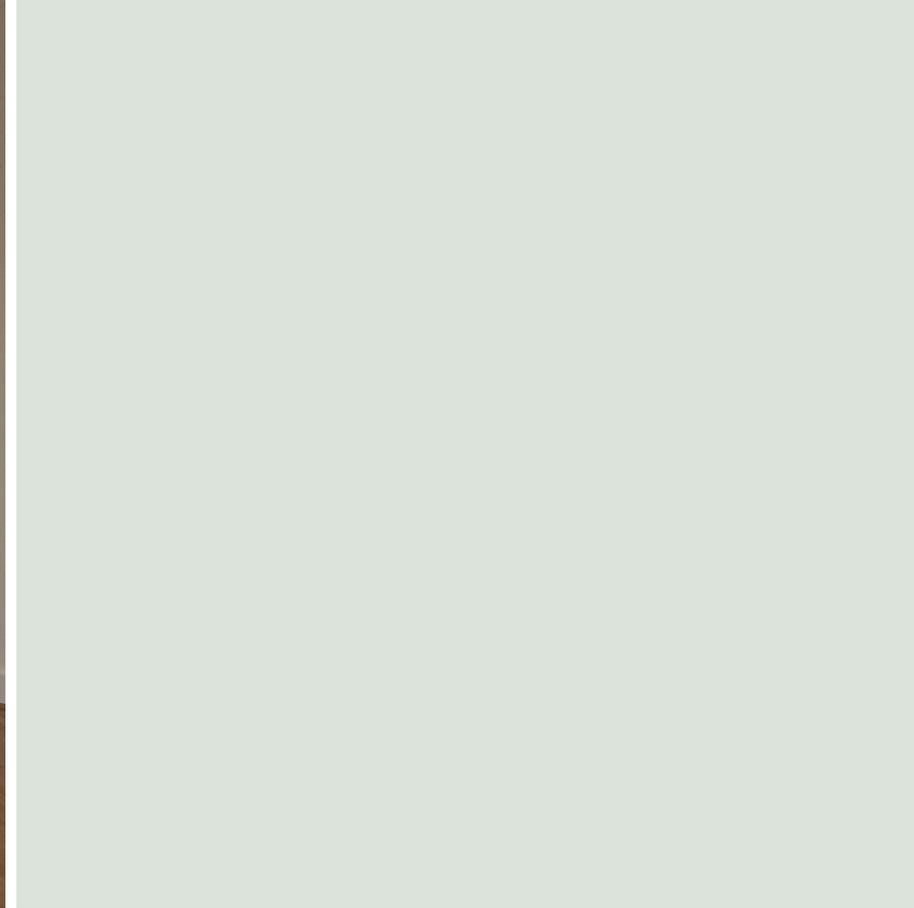
Iford, IG1 4HX

- Two Bedrooms
- First Floor Flat
- Available Immediately
- Recently Refurbished
- Iford & Gants Hill Stations Nearby

A spacious two double bedroom first floor apartment conveniently located for Iford and Gants Hill Stations. The property has recently been renovated and is available immediately.

The location is prime for Valentines Park and is in a really good school catchment with Christchurch Primary and Valentines High School both within easy walking distance. There are a choice of transport links with easy access to Gants Hill and Iford Cross rail Stations, bus routes and road links into and out of London.





Directions

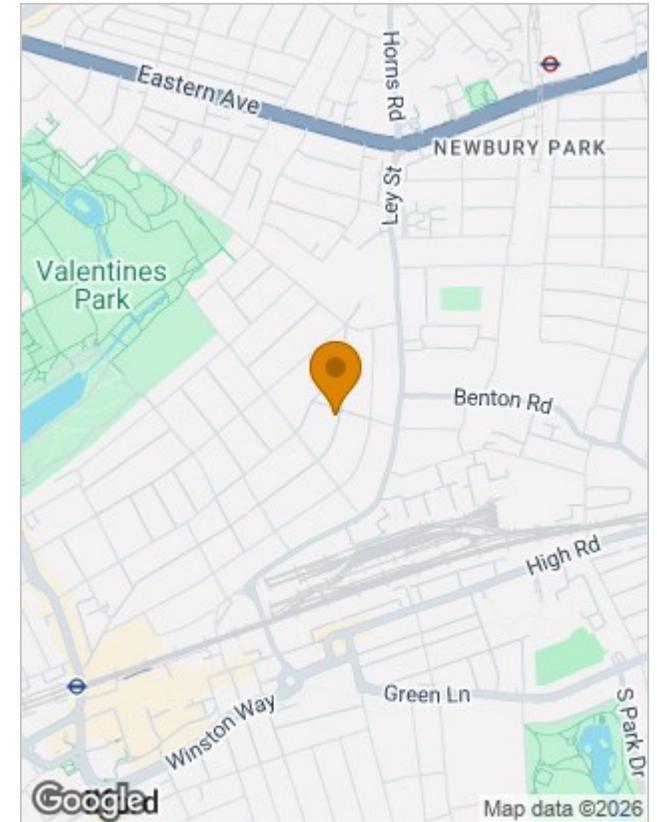




## Floor Plans



## Location Map



## Energy Performance Graph

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

## Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.