

PAYNE & Co

Balfour Road, Ilford

Guide Price £600,000 - £650,000

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Payne & Co Estate Agents are pleased to present this end-of-terrace corner property, situated in the highly sought-after Commonwealth Estate in Ilford. Currently arranged as two self-contained flats, the ground floor offers a one-bedroom layout with potential to create a second bedroom, reception room, kitchen, bathroom, basement, and access to a private rear garden, while the first floor provides two bedrooms, a reception room, separate kitchen, and bathroom. A rare benefit of this property is the inclusion of four lock-up garages to the rear. Ideally located close to Valentines Park, local schools, places of worship, and excellent public transport links, this property presents a unique investment opportunity. Available with no onward chain, it is particularly suited to investors and cash buyers.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End-of-terrace corner property in the Commonwealth Estate
- Currently arranged as two self-contained flats
- Four lock-up garages to the rear
- No onward chain – ideal for investors and cash buyers

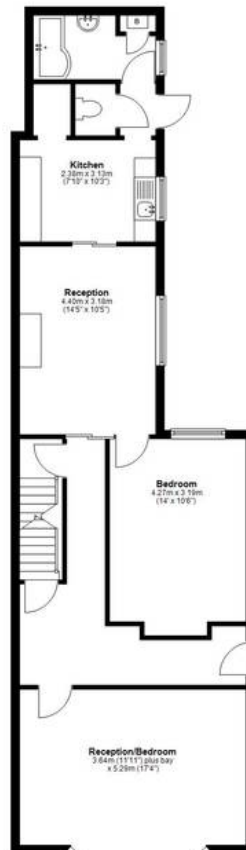




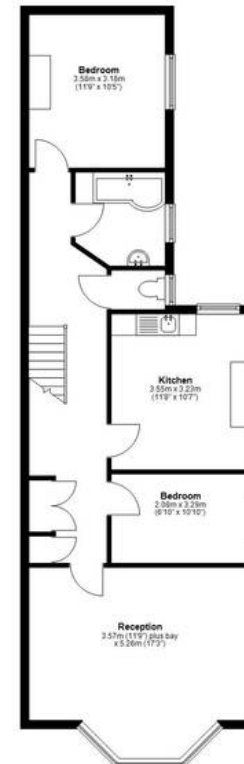




Ground Floor
Approx. 51.3 sq. metres (574.9 sq. feet)



First Floor
Approx. 72.0 sq. metres (774.8 sq. feet)



Basement
Approx. 15.4 sq. metres (165.4 sq. feet)



Total area: approx. 169.6 sq. metres (1815.0 sq. feet)

(We have every effort been made to ensure the accuracy of the floorplan contained here, measurement of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Please consult the sales agent for further details.)

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Payne & Co, 151 Cranbrook Road – IG1 4TA

020 8518 3000 • ilford@payneandco.co.uk • payneandco.co.uk

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.