

An aerial photograph of a city street, likely in Ilford, showing a mix of old brick buildings and a new modern white building. The modern building is highlighted with a red outline. It has a white facade, large windows, and a dark grey roof. The surrounding area includes older brick buildings, some with flat roofs, and a parking lot with several cars. A large white construction site is visible on the right side of the image.

Taylor's
Est. 1992

Clements Lane, Ilford, IG1 2QY
Ilford

£6,500,000

Sapphire Court is a purpose-built, eight-storey residential development comprising 14 contemporary apartments offered for sale as a single freehold investment. The property generates a total rental income of £321,000 per annum (£26,750 pcm), reflecting a gross yield of approximately 4.9% against the asking price.

The building is fully tenanted, providing an investor with immediate, stable income from day one. Individual apartments range in value from approximately £342,000 to £594,000 on a vacant possession basis, presenting a clear exit strategy through phased individual sales at a premium to the bulk acquisition price.

All apartments are finished to a high specification, including gloss kitchen cabinetry with integrated appliances, Corian or wood-effect worktops, full ceramic tiling to bathrooms, underfloor heating throughout, polished stainless steel sockets and switches, and floor-to-ceiling windows to living areas. Master bedrooms benefit from full-height fitted wardrobes.

Communal areas include a passenger lift with stainless steel interior serving all floors, a ceramic-tiled entrance lobby, secure lockable mailboxes and bike storage. All apartments benefit from a 10-year build warranty.

Sapphire Court is in the heart of one of North East London's largest and most cosmopolitan boroughs. Ilford station (Elizabeth Line) is a three-minute walk, connecting residents directly to Liverpool Street in 16 minutes, Canary Wharf in 17 minutes, Bond Street in 24 minutes and Heathrow in 52 minutes. For drivers, the A406 North Circular is approximately three minutes by car.

The immediate surroundings offer an exceptional range of amenities: The Exchange shopping centre, Sainsbury's, Cineworld and a wide array of restaurants and cafes are all within a few minutes on foot.





Rare opportunity to acquire a fully tenanted, purpose-built 8-storey residential block in Ilford town centre. 14 apartments | £321,000 PA income | 4.9% gross yield | 3 min walk to Elizabeth Line station.

- Freehold — entire building
- 14 apartments, fully tenanted
- £321,000 per annum income
- £26,750 pcm rent roll
- 3 mins — Elizabeth Line
- 16 mins — Liverpool Street
- High-spec throughout
- 10-year build warranty
- Phased exit potential

Tenure: Freehold

Property Type: Block of Flats

