



## London Road, Romford, RM7 9QF

### Offers In Excess Of £210,000



**\*\* SPACIOUS ONE-BED APARTMENT OF CIRCA 650 SQ FT WITH OWN ENTRANCE CLOSE TO ROMFORD STATION & BREWERY SHOPPING CENTRE. RESIDENT'S PARKING & COMMUNAL GARDEN \*\***

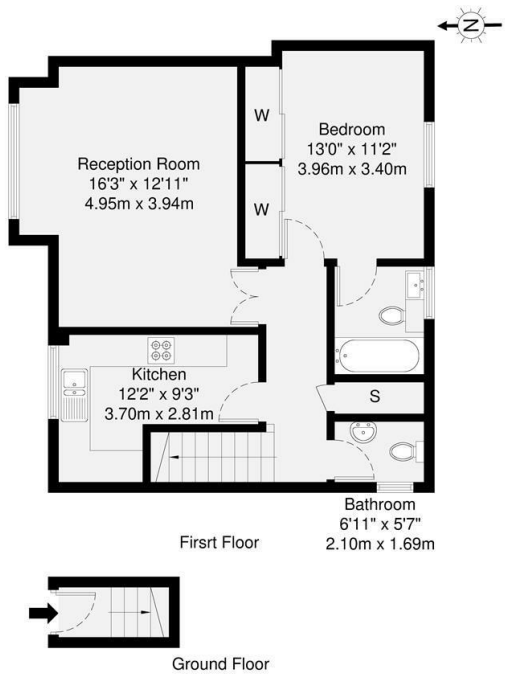
OC Homes are delighted to present to the sales market this well-presented one-bedroom flat with private entrance within a well maintained purpose built block off London Road, within walking distance (0.7 miles) to Romford Station on the Elizabeth Line, as well as all the local amenities of nearby Romford town centre and The Brewery Shopping Centre. The property boasts lots of natural light and is a great size at almost 650 sqft. It is located ideally with lots of local amenities, larger than average one bed with ample parking, and ideal for a first-time buyer or buy-to-let investor.

Accommodation comprises: private entrance with stairs up to first floor, entrance hallway, a bright and spacious reception room, good size kitchen, double bedroom, three-piece bathroom suite, and a separate w/c with wash basin. Benefits include resident's parking space and communal gardens within the development, and it is ideally situated close to local amenities and public transport links. The property is well-maintained by the current owners and is sure to attract a lot of interest. To arrange a viewing, please call the OC Homes sales team now.

- ONE BEDROOM APARTMENT
- PRIVATE ENTRANCE
- GREAT SIZE - CIRCA 650 SQ FT
- RESIDENTS PARKING
- EXCELLENT TRANSPORT LINKS
- 5-6 MIN WALK TO BREWERY SHOPPING CENTRE
- 15 MIN WALK TO ROMFORD STATION
- COMMUNAL GARDENS

#### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



**DISCOS INTERNAL AREA (GFA)**  
The top part of this property: 59.8 sq m / 643 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area: 3.3 sq m / 35 sq ft

**EXTERNAL FEATURES**  
Climax, Heating, Thermal Transmittance: 0.0 sq m / 0.0 sq ft

**RESTRICTED HEAD HEIGHT**  
Landing on one side: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	75	75	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC



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