



## Kildare House, 6 Nightingale Crescent - RM3 0GT

£240,000 Leasehold

FIRST FLOOR TWO BEDROOM APARTMENT • NO ONWARD CHAIN • ALLOCATED PARKING • TWO DOUBLE BEDROOMS • GAS CENTRAL HEATING (UNTESTED) • IDEALLY LOCATED FOR HAROLD WOOD STATION (ELIZABETH LINE) AND A12/M25 ROAD LINKS

Set within the popular Kildare House development on Nightingale Crescent, this first floor two bedroom apartment is offered with no onward chain and gives you a well connected home with plenty of potential. With allocated parking, gas central heating, two genuine double bedrooms and bright, well proportioned living space throughout, it is a strong option for first time buyers, downsizers or investors.

The apartment has a practical layout, with an entrance hall leading into a spacious living and dining room. This is a comfortable and flexible space, with room for both relaxing and entertaining. Doors open onto a Juliet balcony, bringing in natural light and giving the room a pleasant, airy feel. Just off the living space, the kitchen is fitted with a range of units and work surfaces, an integrated oven and hob, and space for further appliances.

Both bedrooms are comfortable doubles, which is a real advantage in an apartment of this style. The bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC. The property also benefits from gas central heating (not tested). While some cosmetic updating would help you put your own stamp on the apartment, the room sizes, natural light and straightforward layout make it easy to see the long term potential.

Externally, the development has communal grounds and allocated parking, while the first floor position offers a good balance of privacy and accessibility.

Nightingale Crescent is well placed for commuters, with Harold Wood station nearby providing Elizabeth line services into central London and Heathrow Airport. The A12 and M25 are also within easy reach for wider travel across London and Essex. Local shops, bus routes and everyday amenities can be found close by, with Harold Wood and Harold Hill offering a convenient mix of supermarkets, cafés and essential services.

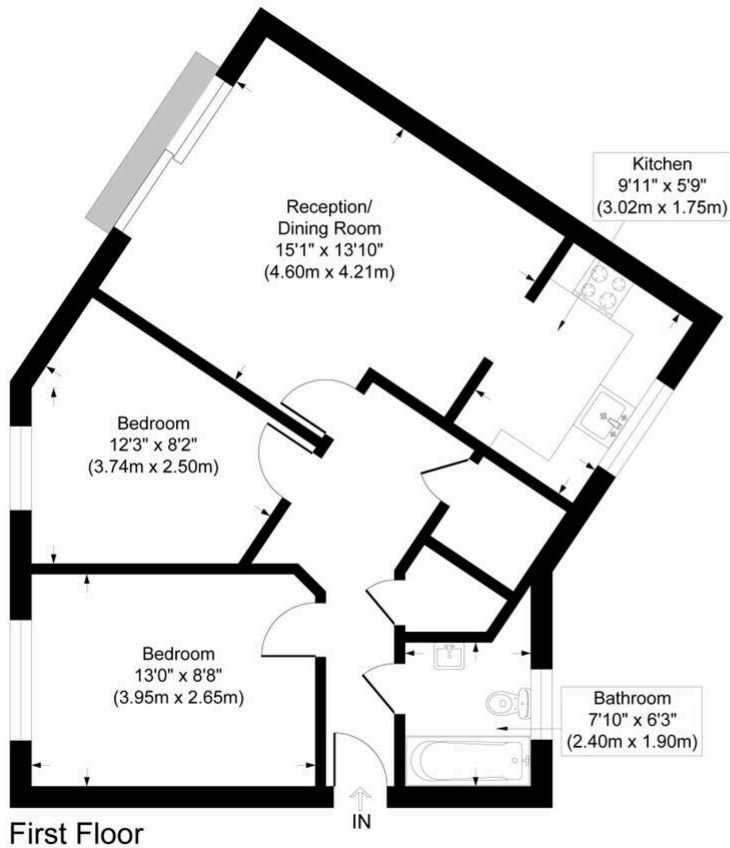
**Agent note: The seller is awaiting updated service charge information from the block management company, which will be provided at the earliest opportunity.**

*The agent has not tested any apparatus, equipment, fixtures, fittings or services. Prospective purchasers should satisfy themselves as to the condition and working order of any items, and should rely on their own inspections, surveys and enquiries. Measurements, floor areas and distances are provided as a guide only and are approximate.*

Council Tax band: C

Tenure: Leasehold





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## Kildare House Nightingale Crescent

Approximate Gross Internal Area  
Total = 65.5 sq m / 705 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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