



For Sale

Flat

Glandford Way | Romford | RM6

£270,000 | Leasehold

1 Reception | 2 Bedroom | 1 Bathroom

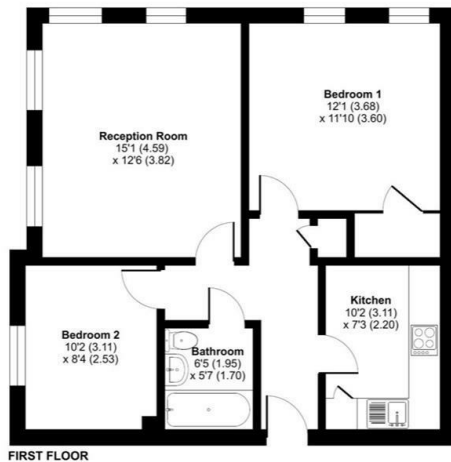
FREEDOM TO MOVE





Glandford Way, Chadwell Heath, Romford, RM6

Approximate Area = 654 sq ft / 60.7 sq m
For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Full Market Value: £270,000

Service Charge: £190.13 per month

Ground Rent: N/A

Lease: 125-year lease from April 2006 (approximately 105 years remaining)

Council Tax Band: C

Property Description

A bright and spacious two-bedroom first-floor apartment, ideally situated within walking distance of Chadwell Heath Elizabeth Line station and offering excellent transport links into Central London.

The property is thoughtfully arranged around a welcoming central hallway, with all rooms accessed from this central space. The impressive dual-aspect living and dining room is flooded with natural light from four large windows, creating a bright and airy atmosphere that is perfect for both relaxing and entertaining.

The separate kitchen is fitted with attractive birch-effect units and benefits from an integrated oven, hob, and extractor fan, providing a practical and well-equipped space for everyday living.

Both bedrooms are generous doubles. The principal bedroom features built-in storage, while the second bedroom offers flexible accommodation and is currently utilised as a home office, making it ideal for remote working, guests, or additional family space.

A modern family bathroom completes the accommodation.

Location

Situated on Glandford Way, just off Grove Road, the property enjoys a convenient location with a wide range of local amenities within easy walking distance, including schools, supermarkets, convenience stores, and public transport links.

Chadwell Heath Station (Elizabeth Line, Zone 5) is approximately a 10-minute walk away, providing swift connections to Stratford and Romford in under 15 minutes. Both locations offer an extensive selection of shopping, dining, and leisure facilities.

For those travelling by car, the nearby A12 provides excellent road connections, with Central London accessible in approximately 30 minutes.



Hawks

Hawks

34 High Street, Sunninghill, Ascot,
Berkshire, SL5 0NE

T: 01344 870 100

E: hello@hawksestateagents.com

