

*To arrange a viewing contact us
today on 01268 777400*



Overton Drive, Romford Asking price £250,000

**** SECOND FLOOR **** TWO BEDROOMS **** EXTENDED LEASE **** GREAT LOCATION ****

Location plays a huge part when choosing your first home, and this well-positioned two-bedroom, second-floor flat could be an ideal choice for commuters and first-time buyers.

Situated within walking distance of Chadwell Heath station and the Elizabeth Line, the property offers convenient connections into the City and Central London, as well as direct links to Heathrow Airport and Westfield Shopping Centre.

The property comprises two bedrooms and benefits from allocated parking, while being conveniently located close to a range of local shops and amenities.

The flat is offered with a 150-year lease, providing long-term security and making this a practical and well-connected home in a popular location.

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Communal Entrance

Entrance Hall

Lounge

17'0 x 14'0 (5.18m x 4.27m)

Kitchen

11'7 x 6'11 (3.53m x 2.11m)

Bedroom One

12'2 x 10'10 (3.71m x 3.30m)

Bedroom Two

10'7 x 5'4 (3.23m x 1.63m)

Bathroom

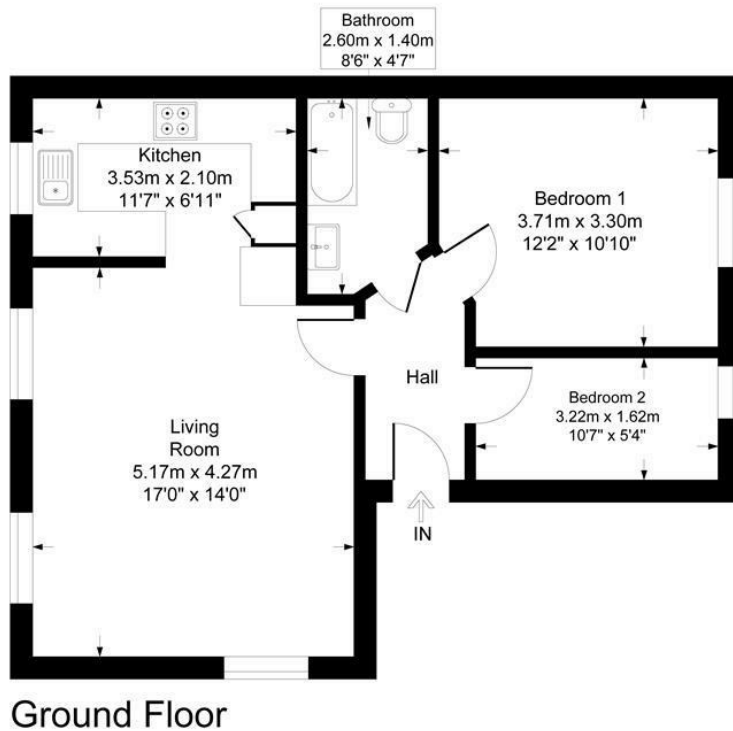
8'6 x 4'7 (2.59m x 1.40m)

Exterior

Parking

116 Overton Drive

Approximate Gross Internal Floor Area = 56.2 sq m / 605 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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