



## London Road, Romford, RM7 9QF

Offers In Excess Of £225,000



**\*\* 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.

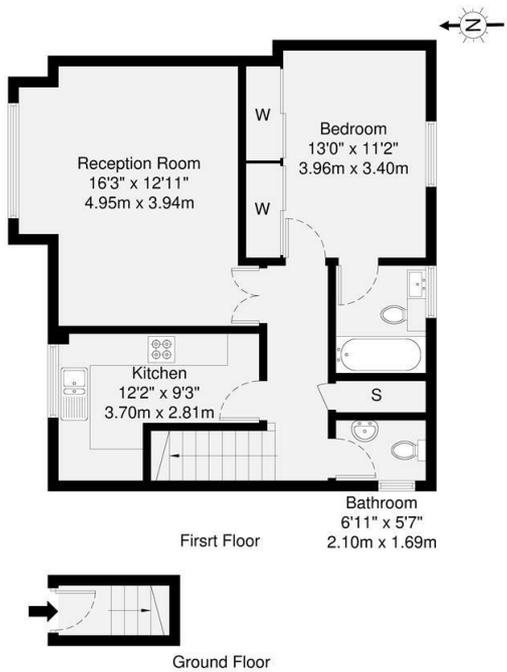
Accommodation comprises: private entrance with stairs up to first floor, entrance hallway, a bright and spacious reception room, good size kitchen, double bedroom, three-piece bathroom suite, and a separate w/c with wash basin. Benefits include resident's parking space and communal gardens within the 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 total floor area of the property.  
59.8 sq m / 643 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe floor area.  
3.3 sq m / 35 sq ft

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

**RESTRICTED HEAD HEIGHT**  
Limited on area under 2.0m.  
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   |
| (38-54) E                                   |         |   | (38-54) 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                             |         | England & Wales   |   |
| EU Directive 2002/91/EC                     |         | EU Directive 2002/91/EC   |   |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.