



## Kensington Court 3 Hyde Close, Romford, Essex, RM1 4WE

Asking price £295,000

Edward Taub are delighted to offer for sale this beautifully presented two bedroom TOP FLOOR apartment ideally located for, shops and amenities as well as being adjacent to Bedford's Park Nature Reserve. Romford is also close by with a huge array of shops, restaurants, bars, cinema and leisure centre. There is very light and spacious reception with plenty of room for a dining table, separate fitted kitchen. The master bedroom has an en suite shower. Outside residents parking area with one allocated space plus many visitors spaces, to the front a communal entrance with entry phone system. The local development is close to countryside and has proved popular due to the proximity to many of the commuter routes into London and within two miles from Gidea Park overground rail station into London/City, as well as links to cross rail.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

**London Office**  
33 Cavendish Square  
London  
W1G 0PW

**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)

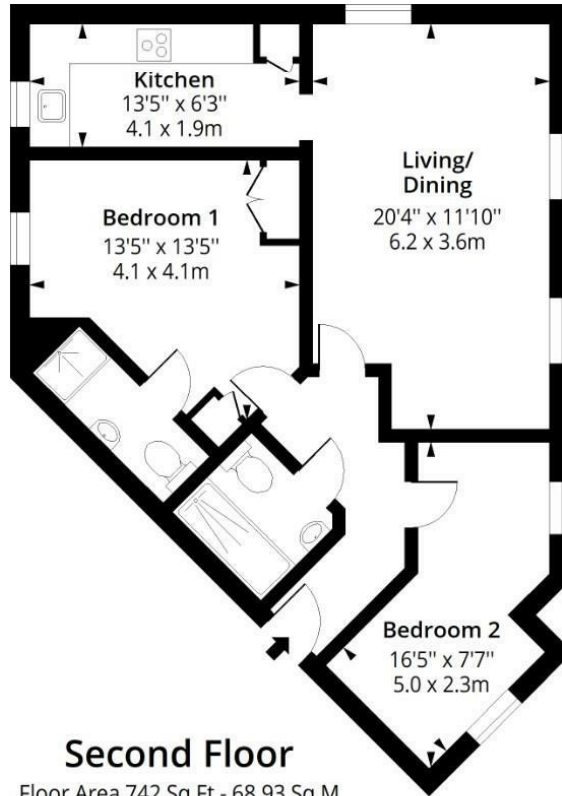


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# Kensington Court, RM1

Approx. Gross Internal Area 742 Sq Ft - 68.93 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/6/2024



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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