



Romford Road, London, E12 5AD

£1,600 Per Month









# Romford Road

London, E12 5AD

Local Authority: Newham

Tax Band: G

- FANTASTIC BRAND NEW CONDITION
- BRIGHT AND MODERN APARTMENT
- EXCELLENT LOCATION CLOSE TO SHOPS/AMENITIES
- WALKING DISTANCE TO TUBE
- LARGE-OPEN PLAN LIVING ROOM/KITCHEN
- OUTSIDE SPACE
- CLOSE TO TRANSPORT LINKS
- AVAILABLE NOW

Nestled in the vibrant area of Forest Gate, this charming flat on Romford Road offers a delightful living space perfect for individuals or couples seeking a comfortable home in London. Spanning an area of 517 square feet, the property features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The flat comprises one spacious bedroom, ideal for restful nights, and a modern bathroom that caters to your daily needs. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Forest Gate is known for its diverse community and excellent transport links, making it easy to explore the wider city. With local amenities, parks, and shops just a stone's throw away, this property offers both convenience and a sense of community.

This flat presents an excellent opportunity for those looking to embrace city living while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful flat your own in the heart of Forest Gate.

£1,600 Per Month



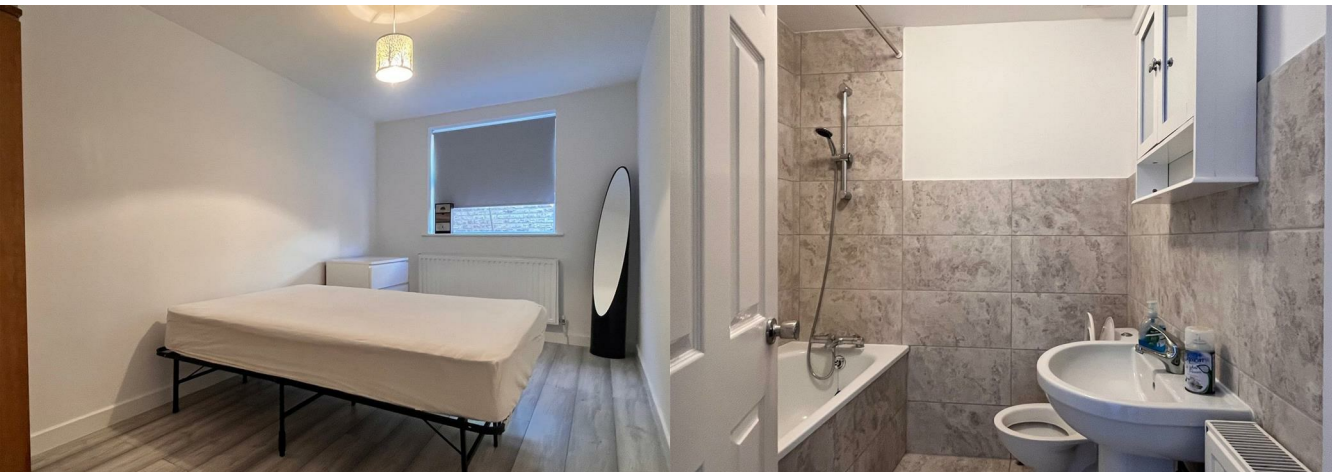
**LIVING ROOM** 16'0" x 10'0" (4.90m x 3.05m)  
Wooden flooring, double-glazed windows, skylight, white painted walls, leading to open-plan kitchen and doors leading bathroom and bedroom.

**KITCHEN** 10'0" x 8'7" (3.07m x 2.62m)  
Wooden laminate flooring, tiled walls, new kitchen with lots of cabinet space and storage, low-level fridge/freezer, integrated gas hob, integrated oven/grill and extractor unit.

**BEDROOM** 14'11" x 9'4" (4.55m x 2.86m)

**BATHROOM** 6'1" x 6'0" (1.86m x 1.85m)  
Tiled flooring, part-tiled, part-painted walls, bathtub with shower attachment, low-level W.C and hand-wash basin.

**OUTSIDE SPACE** 22'1" x 21'3" (6.74m x 6.5m)  
Access via Clarence Road. Gated door leading to outside/courtyard space, leading to the flat entrance.





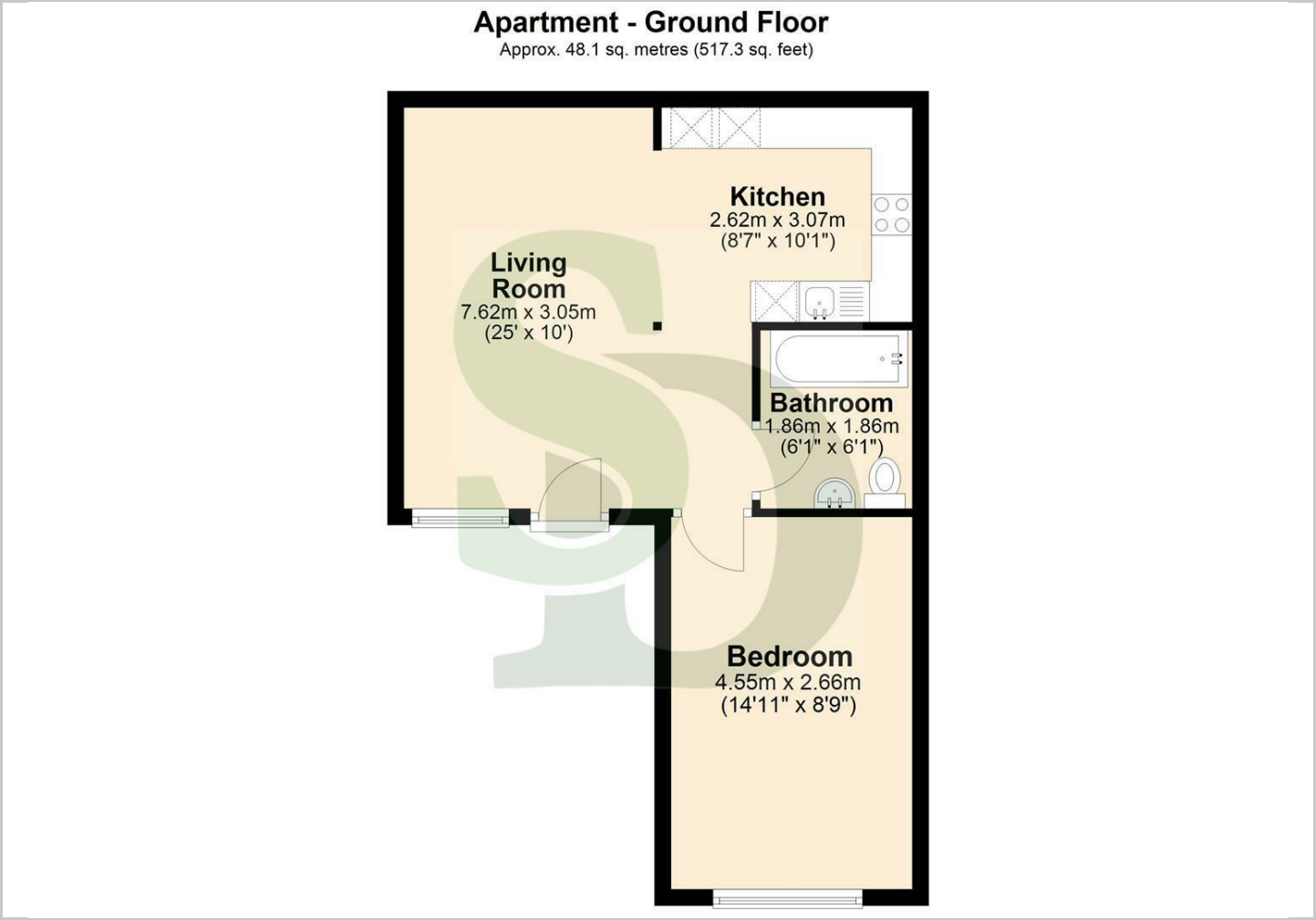








Floor Plans

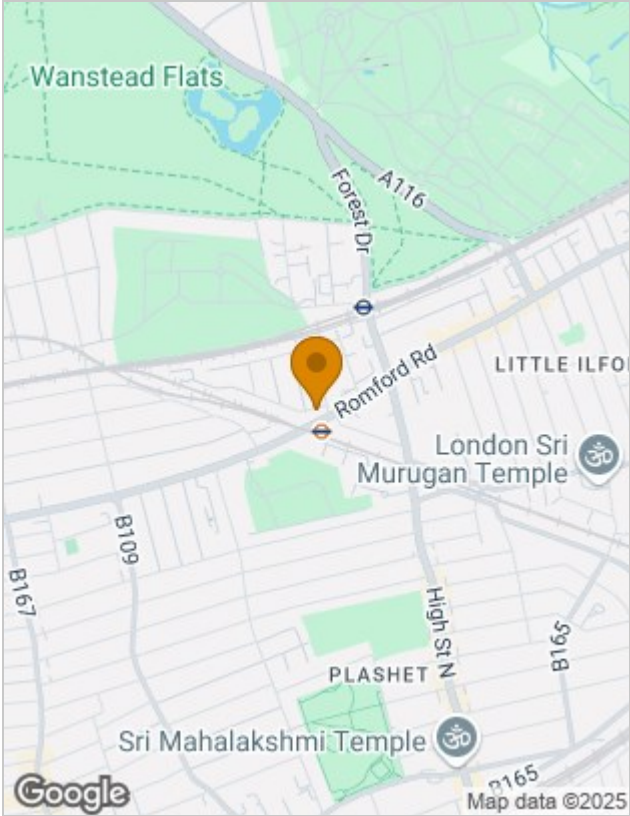


Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

