



High Road, , Chadwell Heath, Romford, RM6 6PN

- TWO BEDROOM
- SEVENTH FLOOR
- PRIVATE BALCONY
- STATION LOCATION
- PARKING
- PURPOSE BUILT FLAT
- LIFT ACCESS
- COMMUNAL GYM & ROOF TERRACE GYM
- CHAIN FREE
- ESW1 FORM AVAILABLE!

Offers In Excess Of £240,000

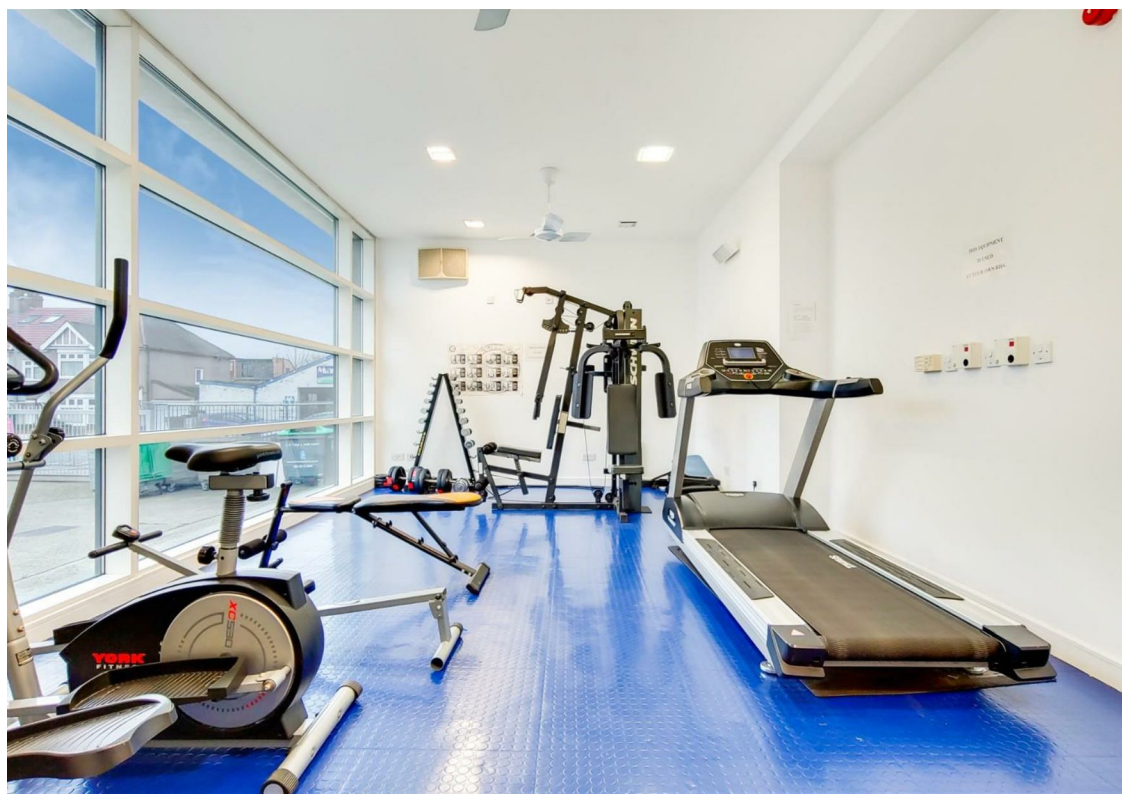


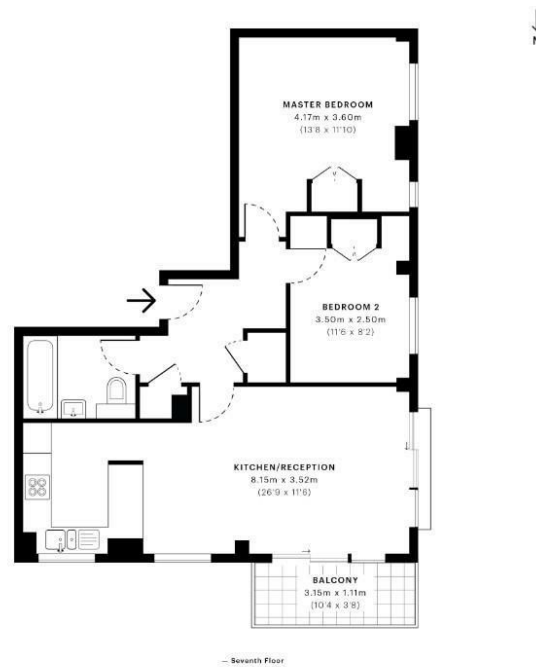
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DESCRIPTION

Superbly located offering easy access to Chadwell Heath Station is this two double bedroom purpose built seventh floor apartment. The property benefits from, off street parking via electric gate, communal gym and roof terrace, private balcony with superb views over London and is offered to the market chain free. An internal viewing is highly recommended.







GROSS INTERNAL AREA (GIA)
The footprint of the property.
61.0 Sqm / 656.5 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and internal features, includes balconies, covered pool.
58.7 Sqm / 632.1 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.4 Sqm / 36.7 Sqft

RESTRICTED HEAD HEIGHT
Identified use area under 1.9m.
0.0 Sqm / 0.0 Sqft

IMB OF RESIDENTIAL: 62.5 Sqm / 675.2 Sqft
IMB OF COMMERCIAL: 40.3 Sqm / 434.6 Sqft

REC ID: 5e531e785e4f920c73501a88

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

spec **RICS**

Viewings

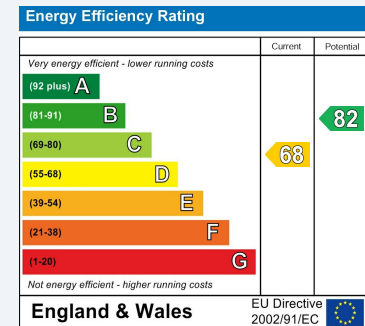
Please contact chadwell.heath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

