



40a Rosedale Road, Collier Row, Romford, Essex, RM1 4QS

£1,400

Brown & Brand

- AVAILABLE TO LET
- TWO LARGE RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- NO OFF STREET PARKING, BUT ROAD PARKING IS AVAILABLE WITHOUT PERMIT
- CLOSE TO LOCAL PARKS AND OPEN SPACES
- FIRST FLOOR FLAT
- GALLEY STYLE KITCHEN
- PRIVATE BACK GARDEN
- EXCELLENT NETWORK AREA FOR LONDON TRANSPORT AND LINK TO THE CITY OF LONDON

THE PROPERTY

Brown & Brand are delighted to offer this self-contained, purpose-built first-floor flat, accessed via its own private entrance and with no shared front door, located on Rosedale Road, Collier Row, Romford. The property comprises two double bedrooms, two reception rooms and offers a generous 861 sq ft of accommodation.

Recently fully redecorated throughout, the flat presents a fresh and modern feel. A private staircase provides direct access to the garden, creating a pleasant outdoor space to enjoy.

Further benefits include ample on-street non-permit parking.

In accordance with the Estate Agents Act 1979, I hereby declare that the landlord of this property is a limited company of which a family member is a director.

EPC RATING D AND COUNCIL TAX BAND C

SITUATION

Directions