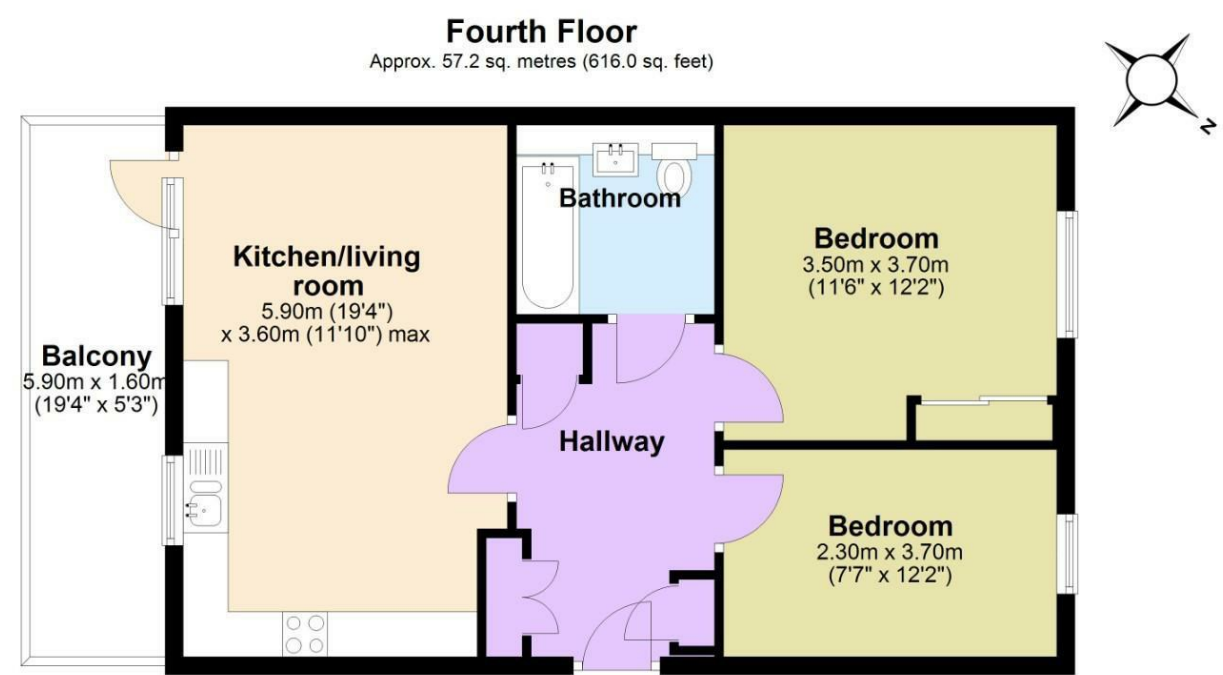


Floor Plan

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Total area: approx. 57.2 sq. metres (616.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Catkin House



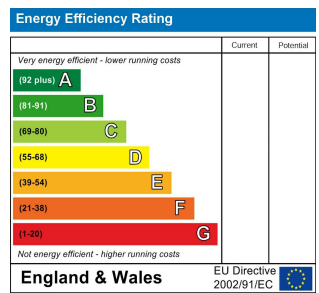
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£1,850 Per month

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Contact Us

- 0203 634 9998
- hello@bricksestateagents.co.uk
- Crate 9 15 Oakwood Hill Industrial Estate, Loughton, Essex, IG10 3TZ



Flat 41, 2, Catkin House Firwood Lane, Romford, RM3 0FR

Bricks Estate Agents are delighted to present this beautifully appointed two-bedroom, one-bathroom apartment, perfectly positioned on the third floor of the sought-after Catkin House development in Romford.

From the moment you step inside, you're welcomed by a bright and airy hallway with generous built-in storage, setting the tone for the thoughtfully designed interiors beyond. The spacious open-plan living, dining, and kitchen area is the heart of the home, a stylish, sociable space where natural light floods through the large windows and doors leading to a private balcony, ideal for morning coffee or evening relaxation.

The contemporary kitchen features sleek cabinetry, quality integrated appliances, and ample workspace, making it as functional as it is elegant.

Both bedrooms are generously proportioned, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom offers flexibility for use as a guest room, home office, or creative studio. The main bathroom is a chic, modern three-piece suite, finished to a high standard with clean lines and quality fittings.

Set within the tranquil surrounds of Catkin House, residents enjoy the perfect blend of peaceful suburban living and exceptional connectivity. Harold Wood Elizabeth Line Station is just 0.2 miles away, providing swift, direct links into central London. The development is also close to local shops, cafés, and green spaces such as Harold Wood Park, perfect for weekend strolls. An allocated parking space ensures added convenience.

Offered unfurnished and available immediately, this apartment is ideal for professionals, couples, or small families seeking a stylish, well-connected home in one of Romford's

Flat 41, 2, Catkin House Firwood Lane, Romford, RM3 0FR



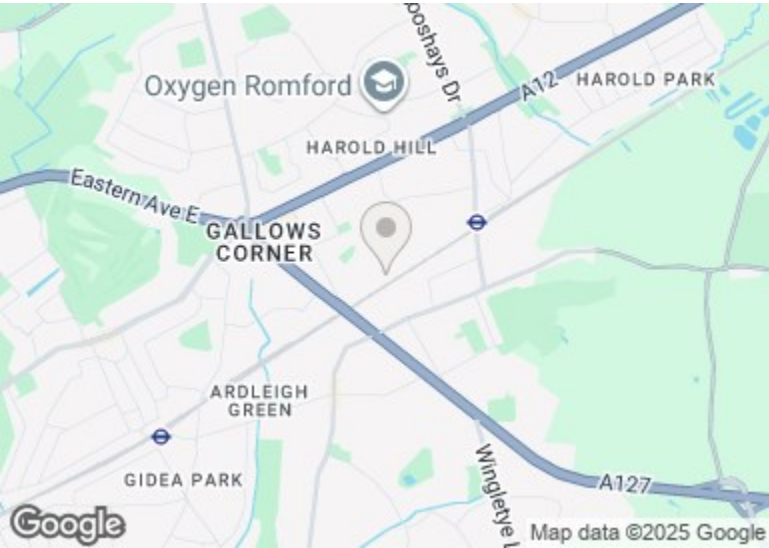
- Available 27th October
- Stylish Two Bedroom Layout
- Modern Bathroom Suite
- Allocated Parking Zone
- 0.2 Miles From Harold Wood Elizabeth Line
- Prime Top Floor Apartment
- Private Balcony
- Abundant Natural Light Throughout
- Open Plane Living Space
- Council Tax Band C

Kitchen / Living Room
19'4" x 11'9" (5.9 x 3.6)

Bedroom 1
11'5" x 12'1" (3.5 x 3.7)

Bedroom 2
7'6"x 12'1" (2.3x 3.7)

Balcony
19'4" x 5'2" (5.9 x 1.6)



Directions

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