



BOWDEN  
BRADLEY



9, Paul Court 266 London Road  
, Romford, RM7 9PR

Guide price £250,000



## 9, Paul Court 266 London Road , Romford, RM7 9PR

Welcome to this charming flat located at 266 London Road, Romford. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, it is perfect for small families, couples, or individuals seeking a comfortable living environment.

The flat features a modern bathroom, ensuring convenience and comfort for its residents. One of the standout aspects of this property is the private garage, offering off-street parking for two vehicles, a rare find in such a sought-after location.

The communal areas are well-maintained, enhancing the overall appeal of the apartment. The flat is situated within walking distance to the bustling Romford Shopping Centre, making it easy to access a variety of shops, restaurants, and amenities.

With a long lease in place, this property presents an excellent opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely flat your new home in a vibrant and convenient area.

Lease remaining: 134  
Service charge: £1,675.84  
Ground rent: £0

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

Hallway

Living Room/Dining Area  
21'4" x 16'6" (6.52 x 5.05)





Kitchen  
12'9" x 6'3" (3.9 x 1.91)

Bathroom  
6'9" x 10'0" (2.07 x 3.05)

Bedroom  
10'5" x 7'8" (3.18 x 2.36)

Bedroom  
14'2" x 9'8" (4.34 x 2.97)

Garden

Parking



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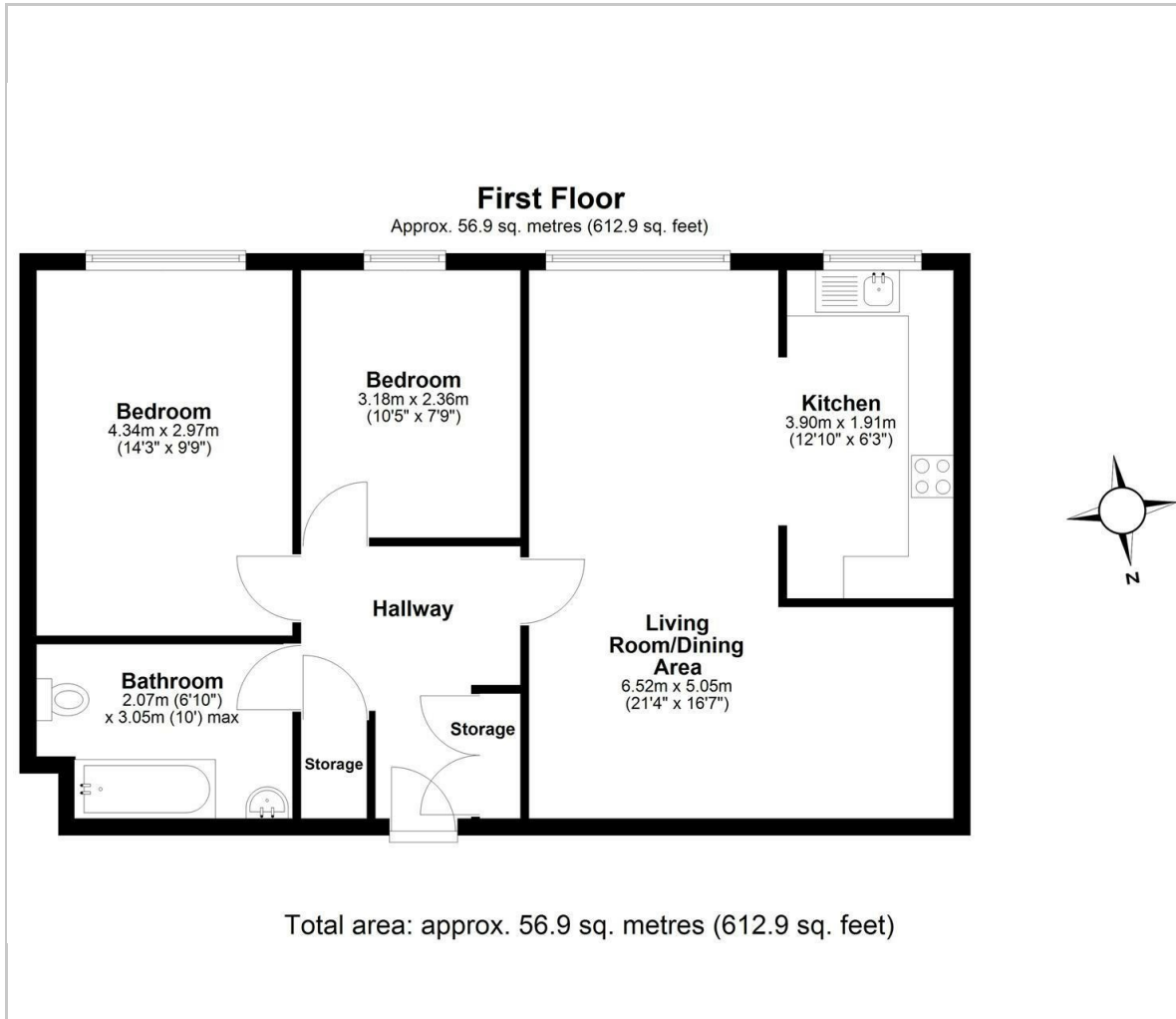
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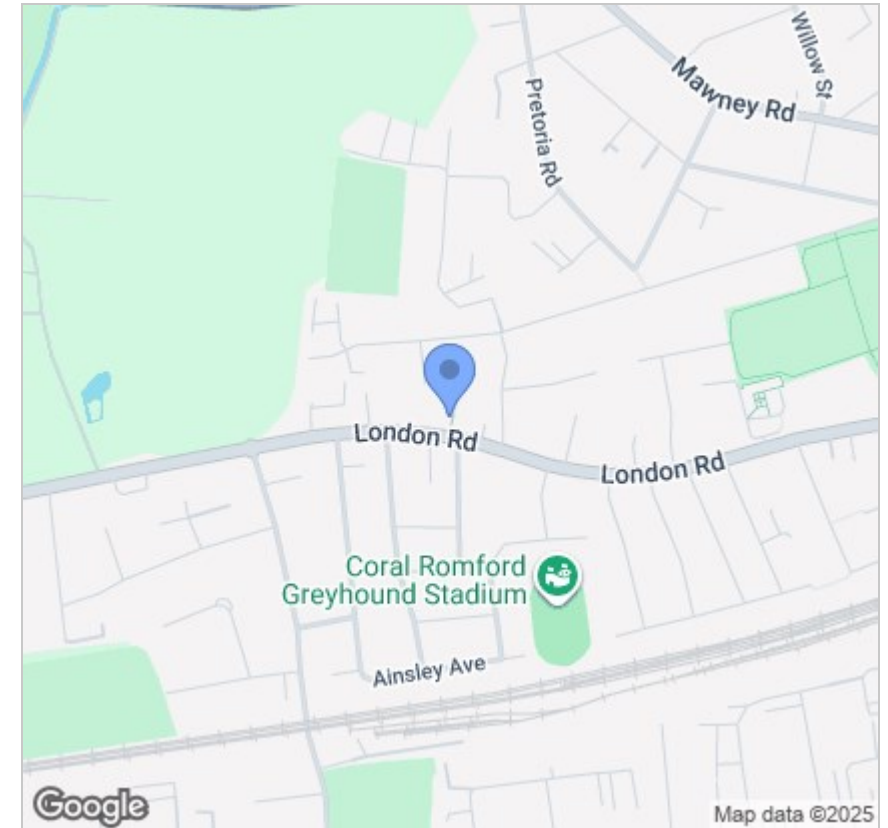
## Floor Plan



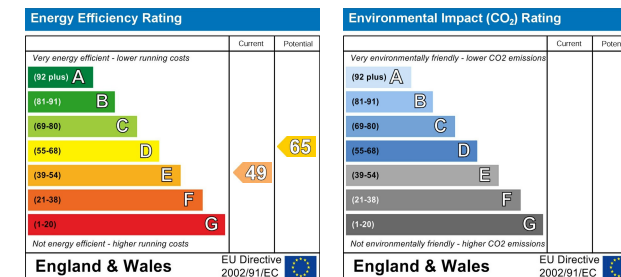
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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

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