



1

Bedroom



0

Bathroom



Chain Free | 1 bedroom flat | Modern interior | Close to Romford Station (Crossrail) | 995 Year Lease | Allocated and gated parking | Concierge service | Lift access

Located within the highly sought-after Papermill House development, this beautifully presented one-bedroom apartment offers contemporary living just a short walk from Romford Station and the town centre's array of shops, restaurants, and amenities.

The property boasts a bright and spacious 20ft open-plan kitchen/living area, complete with high-gloss cabinetry, integrated appliances, and oak plank-style flooring throughout, creating a sleek and modern aesthetic. The large windows flood the space with natural light, enhancing the welcoming, airy feel.

The double bedroom offers generous proportions and features ample storage. The modern shower room is finished to an excellent standard with marble-effect tiling, a walk-in shower, and chrome fittings.

Residents of Papermill House enjoy a range of on-site benefits, including a concierge service, lift access, and the use of a spacious communal roof terrace offering panoramic views across Romford and beyond. The property also comes with the added convenience of allocated gated parking.

This apartment is chain-free, making it an ideal purchase for first-time buyers, professionals, or investors seeking a low-maintenance home in a prime location.

Local Area

Papermill House is an ideal choice for young first-time buyers and commuters, sitting just 13 minutes' walk from Romford's brand new Crossrail station. From there, Elizabeth line trains transport passengers directly into Central London and further afield to destinations west of the capital such as Heathrow Airport and Reading.

Romford's main shopping district is only 16 minutes' walk from the development, where residents can enjoy The Brewery Shopping Centre, the town's historic market, and a wide selection of shops, restaurants, bars, and nightclubs.

Set within the London Borough of Havering and with the rolling Essex countryside just a short drive away, Romford offers the perfect blend of suburban comfort and semi-rural tranquillity, making it a fantastic location to live and invest in.

Other Information...

- Parking Arrangements: Allocated gated parking
- Vendor's position: Chain Free
- Council Tax Band: C (£2,056 p/yr) - Single person discount applicable
- Tenure: Leasehold 995 years remaining
- Service Charge: £2500 per annum (includes building insurance)
- Access: Lift and ramped access

Utilities

- Water: Mains water connected to the property
- Electricity: Property connected to mains electricity
- Drainage: Mains & surface water drainage connected to the property
- Windows: Double-glazing
- Mobile coverage: Voice & Data likely - We recommend buyers check the Ofcom checker
- Broadband (estimated download speeds): Ultrarfast 1800 Mbps

Papermill House, Romford, RM1

Approximate Gross Internal Area = 37.5 sq m / 403 sq ft

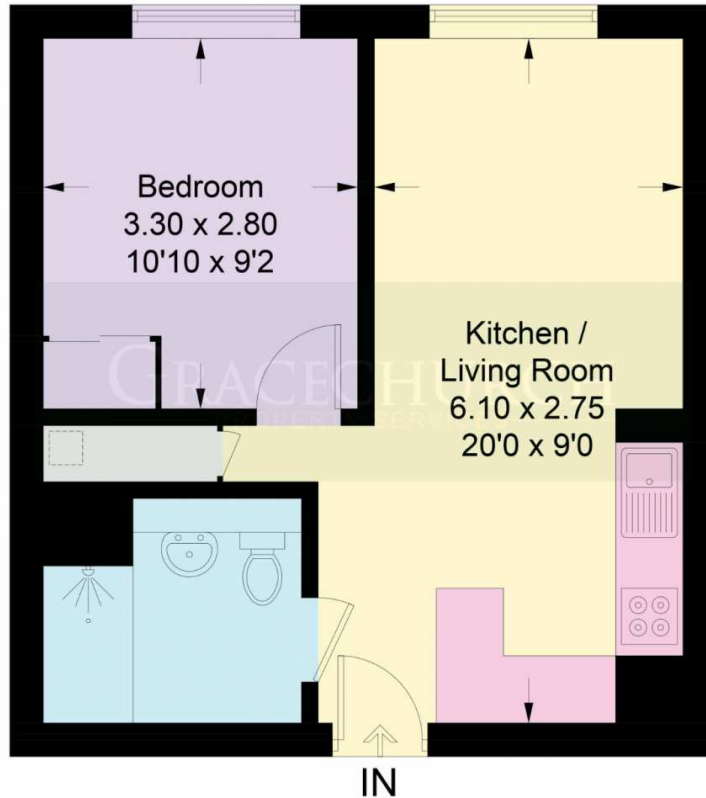


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1256093)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: South Street, RM1

