Malt House Place, Romford, RM1 1AR
Offers In Excess Of £260,000

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** TWO BEDROOM APARTMENT WITHIN GATED DEVELOPMENT IN THE HEART OF ROMFORD TOWN CENTRE. CHAIN FREE **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to present to the sales market, this well presented two bedroom flat on the second floor of this modern development located just by Romford Brewery Shopping Centre, within walking distance to Romford Station on Elizabeth Line and Overground as well as all the local amenities of Romford town centre. The property is ideal for a first time buyer or buy to let investor and it boasts a number of benefits, including resident's car parking space.
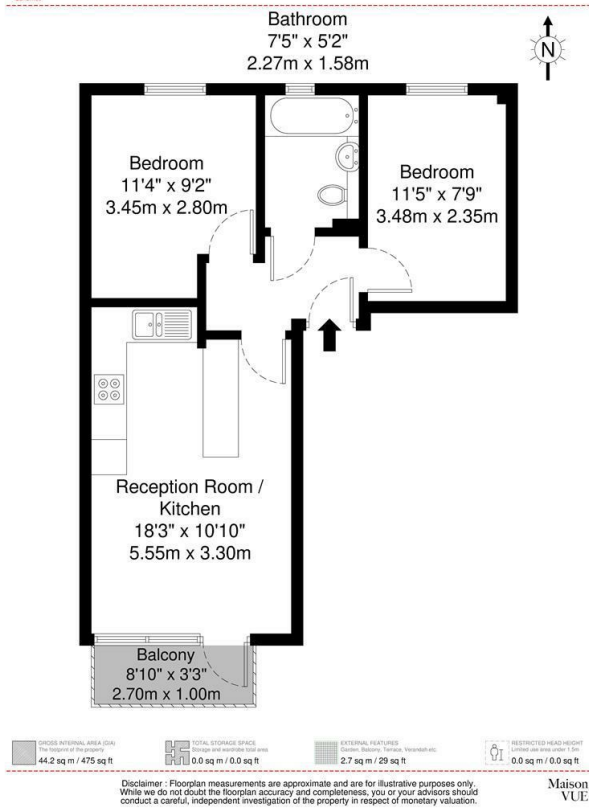
Accommodation comprises; a bright and spacious reception room with open plan kitchen, two double bedrooms, three piece bathroom suite, as well as a south facing private balcony. The property is within a popular development close to lots of local amenities, and is offered chain free, so sure to attract a lot of interest. It is located just by the shops, bars and restaurants of Brewery Shopping Centre and Romford town centre, and is well placed for easy access into London and beyond. To arrange a viewing please call the OC Homes sales team now.

- MODERN DEVELOPMENT
- PRIVATE BALCONY
- RESIDENTS PARKING SPACE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENTIES
- CHAIN FREE

Viewing
Please contact our OC Homes Gidea Park Office on 01708989888
if you wish to arrange a viewing appointment for this property orrequire further information.

Floor Plan

Bathroom
7'5" x 5'2"
2.27m x 1.58m

Bedroom
11'4" x 9'2"
3.45m x 2.80m

Bedroom
11'5" x 7'9"
3.48m x 2.35m

Reception Room / Kitchen
18'3" x 10'10"
5.55m x 3.30m

Balcony
8'10" x 3'3"
2.70m x 1.00m

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GROSS INTERNAL AREA (GIA)
The footprint of the property
44.2 sq m / 475 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
2.7 sq m / 29 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Raphael Park, Romford, Mawney Rd, Queen's Hospital, Rush Green

Google — Map data ©2025 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	82	82

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions	82	82

England & Wales — EU Directive 2002/91/EC

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