



Harold Court House, Church Road
Romford

Guide Price
£700,000

Bedrooms: 5

Bathrooms: 4

Receptions: 4

East Avenue is delighted to present this outstanding detached freehold investment opportunity in Romford.

This substantial property comprises four flats in total: two with their own private entrances, and two accessed via a shared communal door before individual front doors. In all, there are three one-bedroom flats and one two-bedroom flat, offering over 2,200 sq ft of internal accommodation.

Offered chain-free, this opportunity is ideal for cash buyers seeking a swift, hassle-free purchase. The building is in good condition, double glazed throughout, and ready for immediate letting. Secure gated parking adds both convenience and peace of mind.

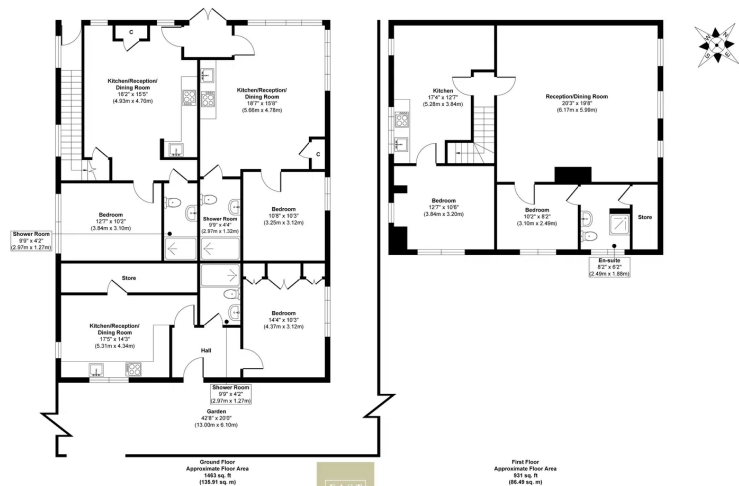
Romford is known for its lively community and excellent local amenities. You will find a wide range of shops, cafés, and entertainment options close by. Families will also appreciate nearby schooling such as The Frances Bardsley Academy for Girls and The Royal Liberty School.

Transport links are excellent: Romford station provides frequent and direct services to London Liverpool Street, making this location ideal for commuting.

By order of LPA Receivers, to be offered at auction via Allsop auction on 19th & 20 November sale unless sold prior or withdrawn. Prospective buyers are required to view the legal pack on Allsop's website before submitting an unconditional offer. In order to view the legal pack, please sign up <https://www.allsop.co.uk/my-account/sign-up>.







Harold Court House
Approx. Gross Internal Floor Area 2267 sq. ft / 210.62 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Flat	Floor	Accommodation	Approx GIA		EPC Rating	Council Tax Band
1	Ground	Open plan Kitchen/Diner, Bedroom, Bathroom/WC	39.92 sq m	430 sq ft	D	B
2	Ground	Open plan Kitchen/Diner, Bedroom, Bathroom/WC	47.12 sq m	507 sq ft	D	B
3	Ground	Open plan Kitchen/Diner, Bedroom, Bathroom/WC	40.86 sq m	440 sq ft	C	B
4	First	Reception Room, Kitchen/Diner, Two Bedrooms, Bathroom/WC	82.72 sq m	890 sq ft	D	B
Total			210.62 sq m	2,267 sq ft		

The property has not been internally inspected or measured by Allsop. The information has been obtained from a Valuation Report.