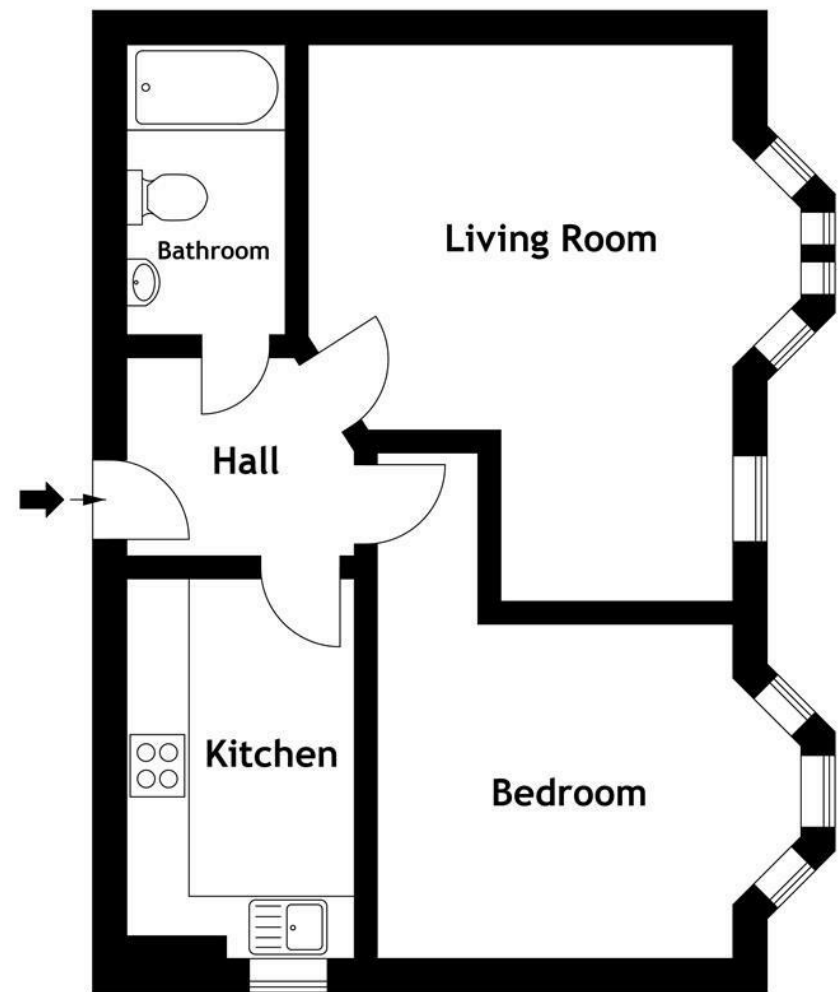


FLOOR PLAN
 Approximate Gross Internal Area
 482 sq.Ft - 44.80 sq.M



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

ASHTON

Est. 1902

1 HIGH ROAD · CHADWELL HEATH · ROMFORD · ESSEX RM6 6PX
 TEL: 020 8599 2323
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Grove Road, Chadwell Heath, RM6 4PD
£900,000

Located in the London Borough of Redbridge of interest to buy to let investors, currently producing £46,500 per annum. We are pleased to offer an attractive freehold SEMI-DETACHED BUILDING within a sought after residential area arranged as FOUR FLATS, 2 X 1 BEDROOM FLATS, 1 X 2 BEDROOM FLAT AND 1 X STUDIO FLAT. Externally there is land to the rear offering the possibility of further development, subject to necessary consents and front garden. Call now to arrange your viewing.



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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AGENTS NOTE: "We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them."

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

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GROUND FLOOR

FLAT ONE

Approximate gross internal area 482 sq ft.

Lounge

16'0 max narrowing to 11'1 x 15'0 into bay

Kitchen

10'3 x 6'6

Bedroom One

12'9 into bay x 14'8 into doorwell narrowing to 9

Bathroom Suite

FLAT TWO

Approximate gross internal area 364 sq ft.

Open-Plan Lounge/Kitchen

13'7 max x 11'10 max

Bedroom One

13'3 x 10'0

Bathroom Suite

EXTERIOR

Rear Garden.

FIRST FLOOR

FLAT THREE

Approximate gross internal area 632 sq ft.

Open-Plan Lounge/Kitchen

20'3 max x 16'2 max

Bedroom One

13'5 x 12'0

Bedroom Two

11'2 x 13'0 into doorwell narrowing to 9'7

Bathroom Suite

SECOND FLOOR

STUDIO FLAT FOUR

Approximate gross internal area 353 sq ft

Open-Plan Lounge/Kitchen/Bedroom

24 max x 18'0 max

Shower Room

EXTERNAL

Land to Rear.

Front Garden.

LOCATION

The property offers easy access to Goodmayes and Chadwell Heath Mainline Stations with the arrival of Crossrail, Newbury park central Line Station, Numerous bus routes and excellent road links via A12. Central to Goodmayes, Chadwell Heath, Ilford and Romford Town Centres. Outstanding Schools, Doctors, King George Hospital and Local Shops.

