



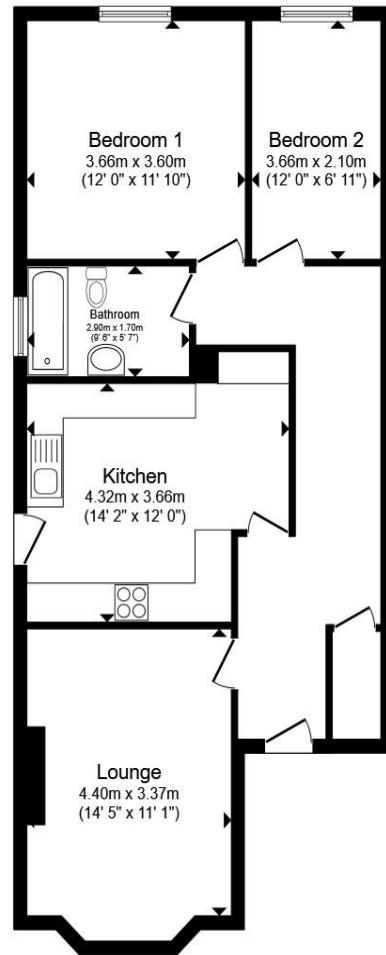
**Lodge Avenue, Romford, RM2 5AB**

**welcome to**

**Lodge Avenue, Romford**

Chain free, 2 bed, ground floor maisonette with, private garden, and backing onto Lodge Farm Park, offering great potential for modernisation.





Total floor area 74.0 sq.m. (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Lounge

12' 3" + bay x 11' ( 3.73m + bay x 3.35m )

## Kitchen

Irregular Shaped Room 10' 11" max x 8' 11" max ( 3.33m max x 2.72m )

## Utility Area

Irregular Shaped Room 5' 11" max x 6' 9" max ( 1.80m max x 2.06m )

## Bedroom 1

11' 10" x 10' 5" ( 3.61m x 3.17m )

## Bedroom 2

11' 10" x 6' 10" ( 3.61m x 2.08m )

## Bathroom

6' 10" x 5' 10" ( 2.08m x 1.78m )

welcome to

## Lodge Avenue, Romford

- Ground Floor Maisonette
- 2 Bedrooms
- Private Rear Garden Overlooking Lodge Farm Park
- Approx 0.6 miles from Gidea Park Station
- 109 remaining on Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 200.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GDP103714](http://williamhbrown.co.uk/Property/GDP103714)



Property Ref:  
GDP103714 - 0009

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