



## London Road, Romford

£1,350 Per Calendar  
Month



- Available Now
- Open plan modern living
- Separate study
- Allocated parking
- Ideal for Romford main line and underground station
- Spacious double bedroom with electric fan light
- 3rd floor property serviced by lift
- Secure entrance system



**Available Now!!!!!!**

**A fantastic opportunity to rent this well presented, open plan and modern one bedroom flat which is located within the newly refurbished St. Edwards Way which is only 0.4 miles from Romford railway and underground station.**

**Internally the property comprises the spacious open plan lounge/diner/kitchen, large double bedroom with electric fan light, separate study which is ideal for home working or as a nursery and fantastic bathroom.**

**Externally the block is accessed through secure entrance system and comes with allocated parking space.**

Council Tax Band: C  
Local Authority: Havering

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

**TENANCY FEES**  
1 Weeks Holding Deposit

**OTHER FEES**  
Complete cost of any lock or fee replacement plus £15 per hour administration charge.  
Change of contract or tenancy variation £50  
Interest of 3% above base rate of rent payments overdue.

**TENANT PROTECTION**  
Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme



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## Local Life

Romford is a large town in East London and the administrative centre of the London Borough of Havering. It is located 14.1 miles northeast of Charing Cross and offers easy access to A13/M25 road links. Romford market is one of the oldest markets, ideal for shopping or grab a bite to eat in the fabulous indoor shopping centre. Queen's Hospital was built on the site of the former Oldchurch Park, a short distance south of the town centre.



## Floor Plan



