



CHALK STREET /
ESTATES

Ambleside Avenue, Hornchurch, RM12

Offers Over £325,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Considered an ideal first purchase, situated just 0.7 miles from Elm Park Station, is this beautifully presented, 2 double bedroom, first floor maisonette.

Upon entering the home, via its own front door, you are welcomed into an entrance lobby which has a handy storage cupboard that is currently being used a study / at home office and stairs rising to the first floor. The landing provides access to all of the accommodation and boasts two handy storage cupboards.

To the front of the home there is a beautifully presented, generously sized reception room, measuring 17'2 x 14'1, providing ample space for a dining table and chairs.

Overlooking the rear garden, the separate modern kitchen comprises work surfaces to three sides, numerous wall and base units and room for essential appliances.

Accessed off the landing, there are 2 spacious double bedrooms which are beautifully presented throughout and can easily accommodate wardrobes.

Finishing the internal layout is the stunning family bathroom which enjoys a shower / bath and modern tiling.

Externally, the home benefits from its own private rear garden which is predominantly laid to lawn.

On street parking is available on a first come, first serve basis.

We highly recommend a viewing to fully appreciate the potential this property has to offer.

According to the vendor:

Lease Length: 86 years currently, however the vendor has advised they will be extending the lease to 2201 (175 years) by time of completion.

Ground Rent: £10 per annum.

Service Charge: Approx. £300 per annum.





- Two Double Bedrooms
- First Floor Maisonette
- Well Presented Throughout
- 62' Rear Garden
- 0.7 Miles From Elm Park Station
- Ideal First Purchase
- Lease to be Extended Upon Completion (175 Years)
- Ground Rent £10 Per Annum
- Service Charge Approx. £300 Per Annum
- Close Proximity To Local Shops & Amenities

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks. Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.



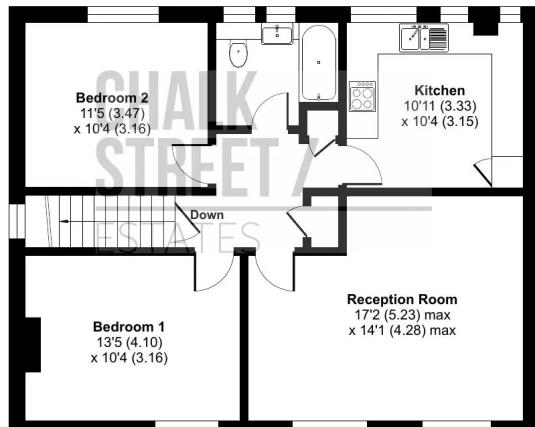
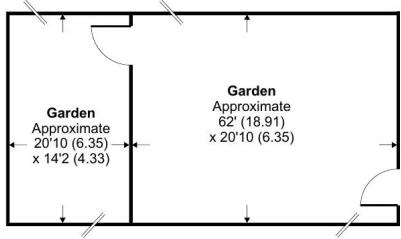




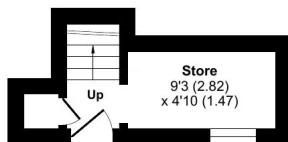
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Approximate Area = 847 sq ft / 78.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026. Produced for Chalk Street Estates Limited. REF: 1408583



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Chalk Street Estates - Sales

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