



Grenfell Avenue, Hornchurch, RM12 4DN

Offers In Excess Of £180,000





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Grenfell Avenue

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- EPC - D
- ONE BEDROOM GROUND FLOOR FLAT
- OPEN PLAN KITCHEN - LIVING ROOM
- DOUBLE GLAZED WINDOW
- GAS CENTRAL HEATING
- FULLY TILED BATHROOM
- ALLOCATED PARKING SPACE

Nestled on Grenfell Avenue in the charming area of Hornchurch, this delightful one-bedroom ground floor flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring ease of access.

With a lease of 116 years, this flat provides a sense of security and longevity for its future occupants. The allocated parking space for one vehicle adds to the convenience, making it an ideal choice for those who require easy access to their car.

Situated in a location that allows for a straightforward commute to Queens Hospital, this property is particularly appealing for healthcare professionals or anyone seeking proximity to essential services. The surrounding area of Hornchurch is known for its vibrant community and excellent amenities, making it a desirable place to live.

In summary, this charming flat on Grenfell Avenue is not only a great investment opportunity but also a perfect first home for those looking to step onto the property ladder. With its practical features and prime location, it is sure to attract interest from a variety of buyers.



COMMUNAL ENTRANCE

OPEN PLAN KITCHEN - LIVING ROOM

15'10" x 10'0" (4.85m x 3.06m)

BEDROOM

11'8" x 9'0" (3.58m x 2.75m)

BATHROOM

7'0" x 5'5" (2.15m x 1.66m)

PARKING

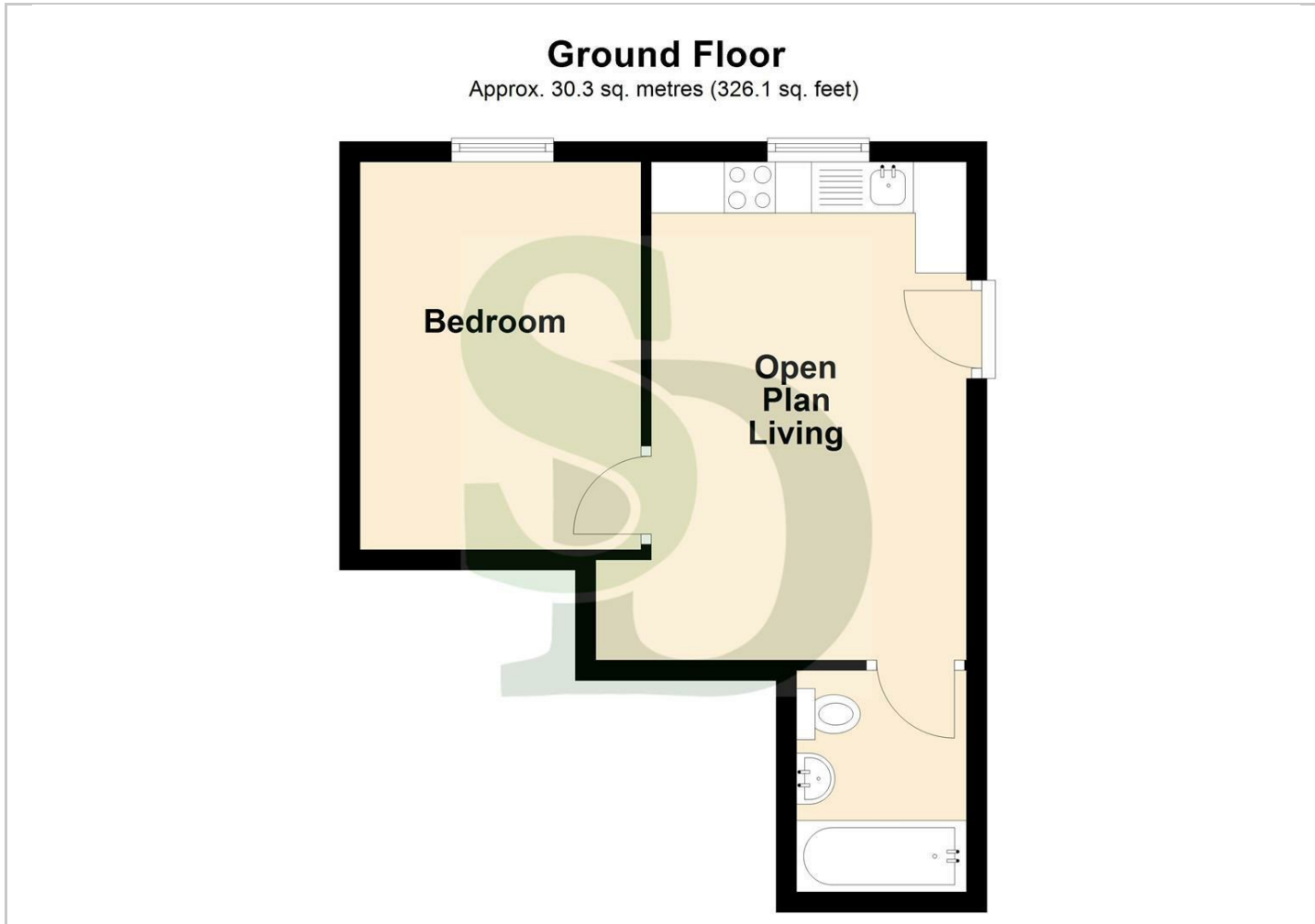
AGENT NOTE





Directions

Floor Plans



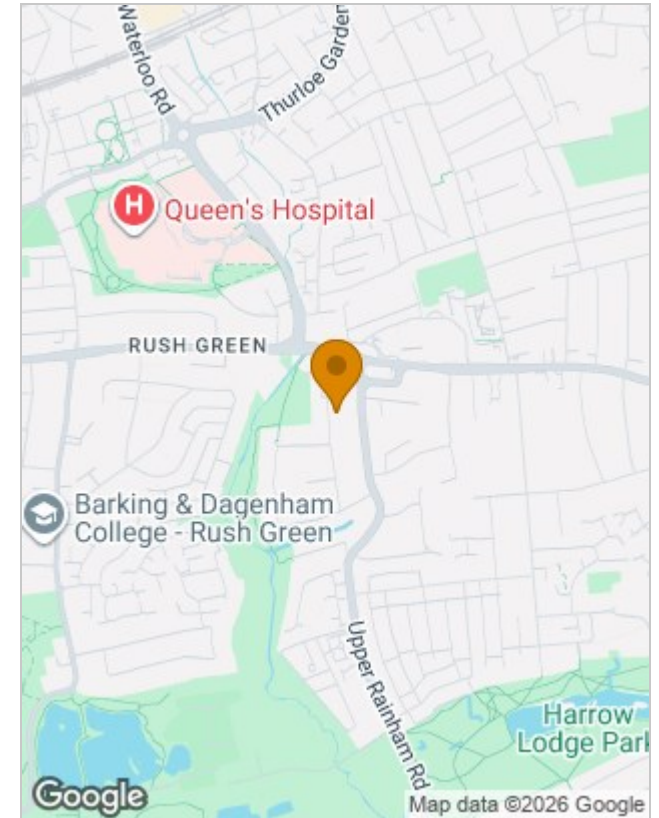
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	