



High Road, Romford, RM6 4AT

£240,000





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# High Road

Romford, RM6 4AT

- EPC B
- Lounge/Kitchen
- Balcony
- One parking space
- Second floor flat
- One bedroom
- Bathroom
- Circa 118 year lease
- Close to public transport



## ENTRANCE

LOUNGE/KITCHEN 24'3" x 12'1" (7.40m x 3.70m)

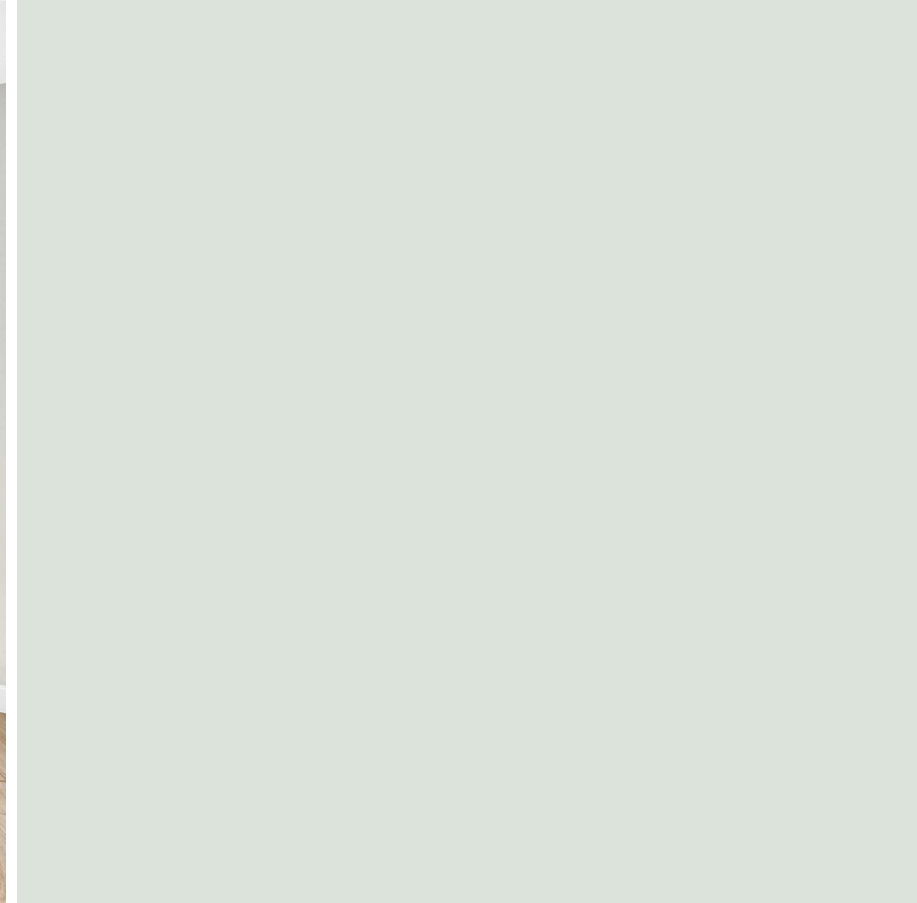
BEDROOM ONE  
14'5" max x 14'1" max (4.40m max x 4.30m max)

BATHROOM 6'10" x 6'6" (2.10m x 2.00m)

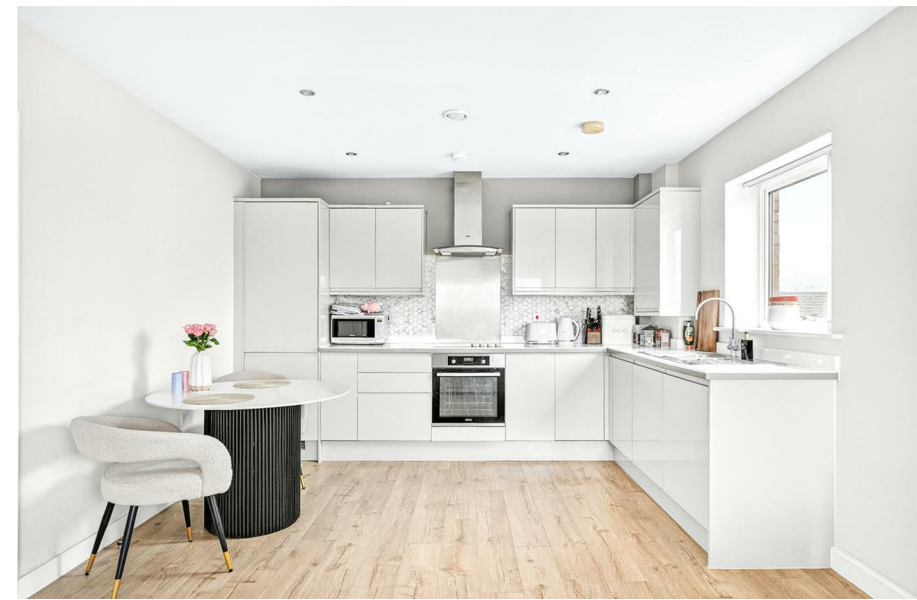
SELLERS NOTE

AGENTS NOTE





Directions

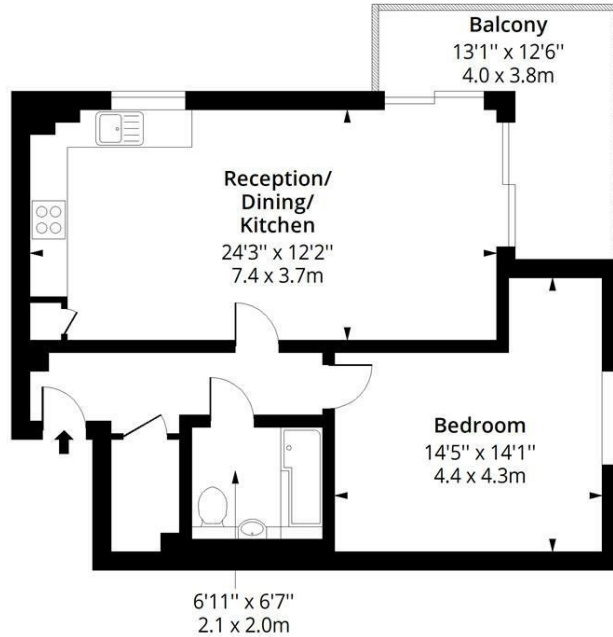




## Floor Plans

### Azure Court RM6

Approx. Gross Internal Area 624 Sq Ft - 57.97 Sq M  
 Approx. Gross Balcony Area 100 Sq Ft - 9.29 Sq M



### Second Floor

Floor Area 624 Sq Ft - 57.97 Sq M

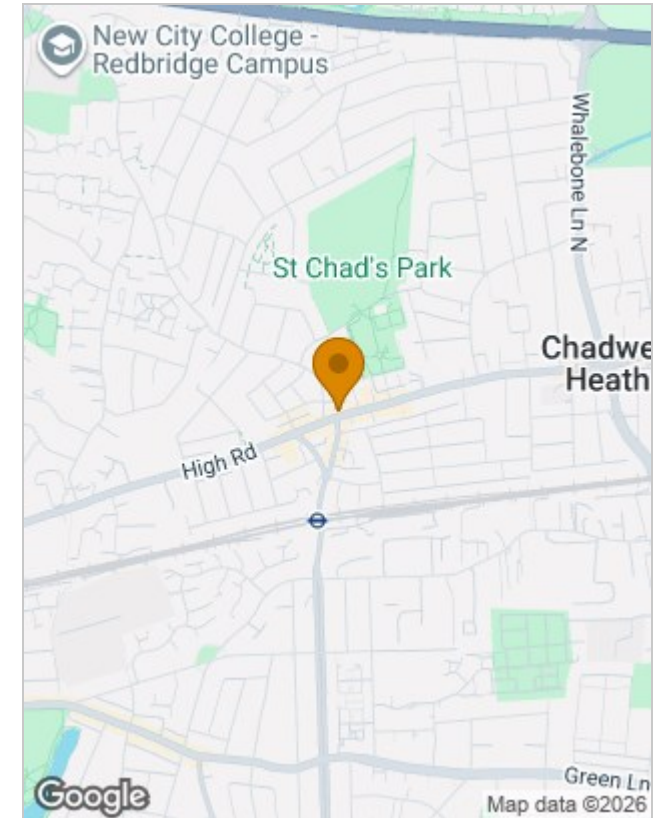


Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 12/6/2026

## Location Map



## Energy Performance Graph

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

## 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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