



London Road, Romford

Guide Price £180,000



- Well presented throughout
- Ground floor one bedroom apartment with secure intercom entry
- Lease approximately 994 years remaining
- Development converted from office block in 2020
- Approximately 0.4 miles to Romford train station and Town Centre
- Ideal first time purchase or investment opportunity
- Communal entrance hall, hallway, lounge/kitchen, double bedroom and three piece shower room
- Allocated parking



JANUARY SALE GUIDE PRICE £180,000 - £200,000

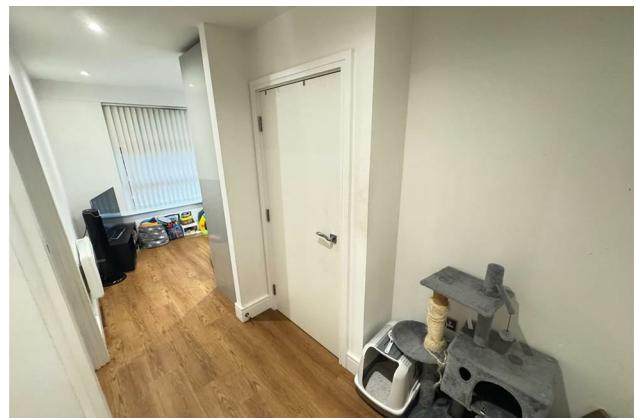
Romford find! Ground-floor 1-bedroom flat with open-plan lounge/kitchen, modern shower room, allocated parking, secure entry, and long lease—just 0.4 miles from station and town centre.

Located on London Road in Romford, this well-presented ground floor one-bedroom flat offers a perfect blend of modern living and convenience. Converted from an office block in 2020, the property boasts a secure intercom entry system, ensuring peace of mind for residents.

Upon entering, you are welcomed into a communal entrance hall that leads to your private hallway. The spacious lounge and kitchen area is designed for both relaxation and entertaining, providing a comfortable space to unwind after a long day. The double bedroom is generously sized, offering ample room for furnishings and personal touches. Completing the accommodation is a stylish three-piece shower room, designed with contemporary fittings.

With approximately 994 years remaining on the lease, this flat presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. The property also benefits from allocated parking, a valuable asset in this bustling area.

Conveniently located just 0.4 miles from Romford train station and the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This flat is not just a home; it is a lifestyle choice, combining comfort, style, and accessibility in one attractive package. Don't miss the chance to make this delightful property your own.



THE SMALL PRINT:

Length of Lease: 994 years remaining
Ground Rent: £105.00 paid 6 monthly
Annual Service Charge: £1,438.00
Freeholder: tbc
Council Tax Band: C
Local Authority: Havering

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor

