



## St Clements Avenue

Leasehold  
Tax Band: C

Harold Wood, Romford, RM3 0FH

**Asking Price £280,000**



Hamilton Piers Estate Agents are thrilled to present this immaculate ground-floor apartment, perfectly situated in the highly desirable Kings Park Development in Harold Wood. This exceptional property is part of an exclusive contemporary development and features its own private entrance, front door and private balcony area, exuding both exclusivity and charm. Boasting a 244 year lease, immaculate open plan living, landscaped communal gardens and secure parking. Ideally located just a 2 minute walk to Harold Wood Station (Elizabeth Line).



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The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

### OPEN PLAN KITCHEN / LIVING ROOM:

22'7 x 12'10 (6.88m x 3.91m)

### BEDROOM:

14'8 x 8'0 (4.47m x 2.44m)

### BATHROOM:

### EXTERIOR:

### COMMUNAL GARDENS:

### PRIVATE PARKING:

### AGENTS NOTES:

Lease Details:

Length of Lease: 244 years remaining

Ground Rent: £300 per annum

Service Charge: Approx £1800 per annum

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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