



Lupin Close, Rush Green

Guide Price £250,000



- Second floor position = privacy + peace
- Immaculate condition – move straight in, no stress
- Bright and spacious lounge/diner for living your best life
- Sleek, modern kitchen with serious style points
- Contemporary bathroom that feels like a mini spa
- Two well-proportioned bedrooms (no box-room drama here)
- Allocated parking space (goodbye parking anxiety)
- Fantastic natural light throughout
- Approx. 1 mile to Romford town centre & station
- Perfect for first-time buyers, professionals, or savvy investors



GUIDE PRICE: - £240,000 - £260,000

Stylish, spacious and move-in ready, this immaculate two-bedroom flat offers modern living, great location, allocated parking and effortless access to Romford's vibrant centre and excellent transport links.

If homes had personalities, this one would be the effortlessly stylish friend who somehow always looks put together without trying. Set on the second floor in the ever-popular Rush Green pocket, this immaculate two-bedroom flat is serving space, light, and low-maintenance living with a side of "why didn't I move here sooner?"

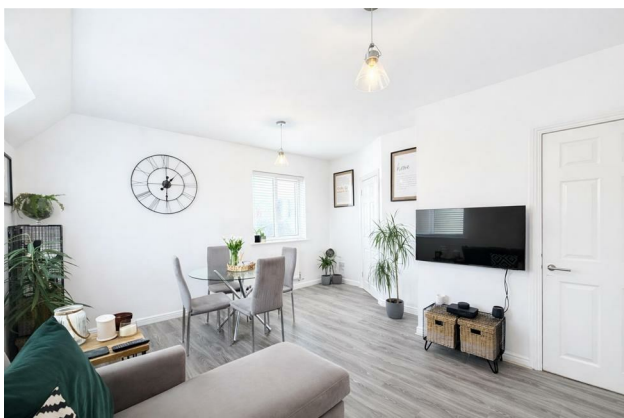
Step inside and you're greeted by a spacious lounge/diner that practically begs for everything from Netflix marathons to dinner parties where you promise you'll cook but end up ordering in (no judgement). The layout flows beautifully, giving you that open, airy feel while still keeping things cosy.

The kitchen? Oh, it understood the assignment. Sleek, modern, and ready for anything from a quick morning coffee to your latest attempt at becoming a MasterChef finalist. Clean lines, contemporary finishes, and plenty of storage mean it's as practical as it is Instagrammable.

Both bedrooms are generously sized – ideal for restful nights, productive WFH days, or finally starting that "I'll wake up early and go to the gym" routine (we believe in you). The modern bathroom is crisp, stylish, and perfect for unwinding after a long day.

And yes, there's allocated parking – because circling the block is so last season.

Location-wise, you're approximately one mile from Romford town centre and the train station, meaning shops, restaurants, nightlife, and speedy transport links are all within easy reach.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/17-lupin-close-romford-rm7-0wy/5164493>

Approximate Service Charge: £848.00 paid 6 monthly

Approximately Annual Ground Rent: £120.00

Length of Lease: 97 years remaining

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. £96 including 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.

