



CHALK STREET /
ESTATES

Haverstock Place, Heath Park Road, Gidea Park, RM2

Offers Over £300,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Located just 0.3 miles from Gidea Park Elizabeth Line station, and considered an ideal first purchase is this nicely presented, two bedroom ground floor apartment.

Finished to a high standard with contemporary décor and a bright, airy feel, the property enjoys a spacious reception / dining room that provides the perfect space for both relaxing and entertaining.

Adjoining this is a sleek fitted kitchen featuring worktops to three sides, ample storage, and integrated appliances including a fridge freezer and dishwasher, creating a practical yet attractive cooking environment.

Bedroom one measures 12'4" x 9'3" and benefits from a fitted wardrobe, whilst bedroom two measures an impressive 15'8" x 6'5". Both bedrooms are tastefully decorated with modern white walls and contemporary grey flooring, continuing the stylish finish found throughout the apartment.

Completing the internal accommodation is a modern family bathroom.

Externally, residents benefit from allocated parking located behind secure electric gates, together with well-maintained and established communal gardens that provide pleasant outdoor surroundings.

Viewing is advised to fully appreciate everything this wonderful apartment has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- Two Bedroom Apartment
- Ground Floor
- Considered An Ideal First Purchase
- Large Reception / Dining Room
- Modern Family Bathroom
- Allocated Parking Behind Secure Gates
- Established Communal Gardens
- 0.3 Miles From Gidea Park Elizabeth Line Station
- Lease Length: 103 Years Remaining (125 Year Lease from Jan 1st 2003)
- Service Charge: £1375 PA. Ground Rent: £190 PA.

According to the vendor:

Lease Length: 102 years remaining

Service Charge: £2,083 PA (including insurance and payment into a reserve fund each year)

Ground Rent: £190 PA

Heating: Electric Heating

Broadband: Connected, supplier currently understood to be a pay-as-you-go provider (previously BT)

Mobile Coverage: Vendor advises coverage is generally satisfactory, although Wi-Fi calling is recommended

Sewerage: Mains drainage understood

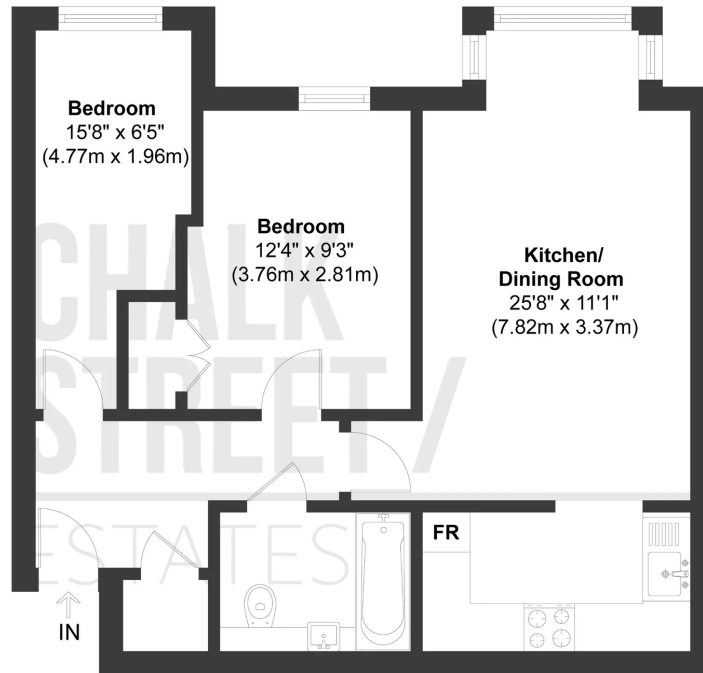


HEATH PARK ROAD,
ROMFORD



2 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

TOTAL INTERNAL AREA
57.20 SQ.M / 616 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LEVELS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>