



Brentwood Road

Romford, RM1 2SB

Ideally located for Romford town centre, Station and Queens Hospital is the one bedroom round floor garden flat, the accommodation includes entrance hall, reception room, kitchen, bedroom and bathroom. Externally there is a driveway to the front and a 72 ft rear garden. The property is to be sold with an extended lease of 181 years however the vendor would consider selling the property without an extended lease at a discounted price, please contact us for more information.

£235,000 - Leasehold - Council Tax: B

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Entrance Hall

Entrance door, coved ceiling, laminate flooring, radiator, storage alcove.

Reception Room

12'2 x 10'3 (3.71m x 3.12m)

Double glazed window to front, coved ceiling, laminate flooring, radiator, gas fire.

Kitchen

8'7 x 7'7 (2.62m x 2.31m)

Double glazed door and window to side, coved ceiling, tiled flooring, spot lights, boiler, wall and base units, stainless steel single drainer sink, plumbing for washing machine, gas hob oven and extractor, part tiled walls.

Bedroom

9'3 x 8'9 (2.82m x 2.67m)

Double glazed window to rear, coved ceiling, laminate flooring, radiator, storage alcove.

Bathroom

Frosted double glazed window to side and rear, low level WC, pedestal wash hand basin, panelled bath, part tiled walls, tiled flooring, radiator.

Garden

72' (21.95m)

patio area, shed, tap, some work required.

Driveway

Parking for two cars.

Materail Information

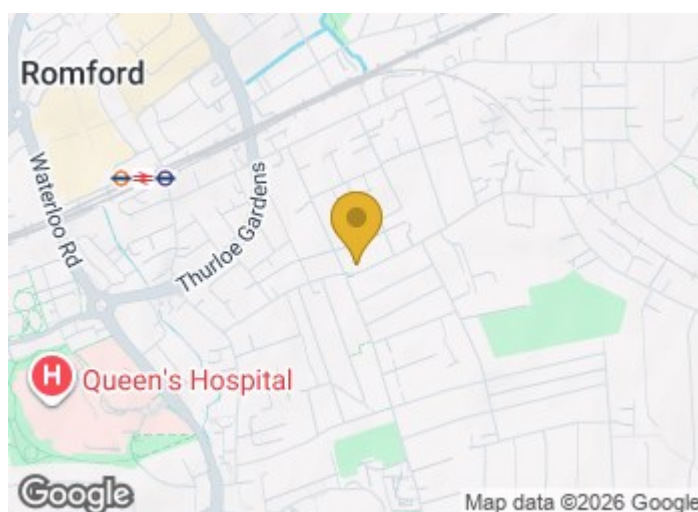
Current lease remaining: 56 Years

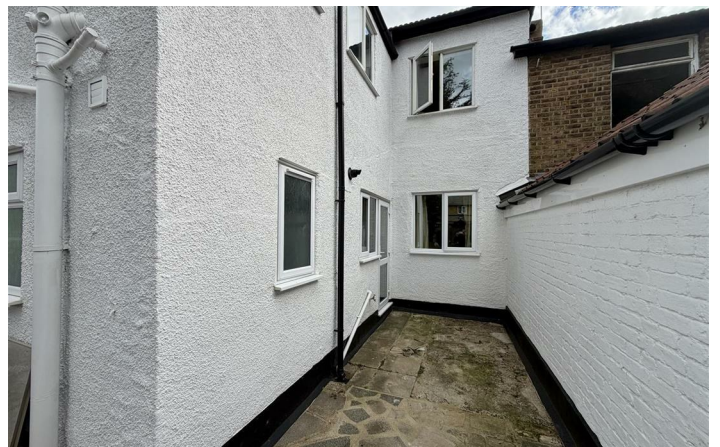
Vendor is currently in the process of extending the ease by 125 years

New lease on completion: 181 years

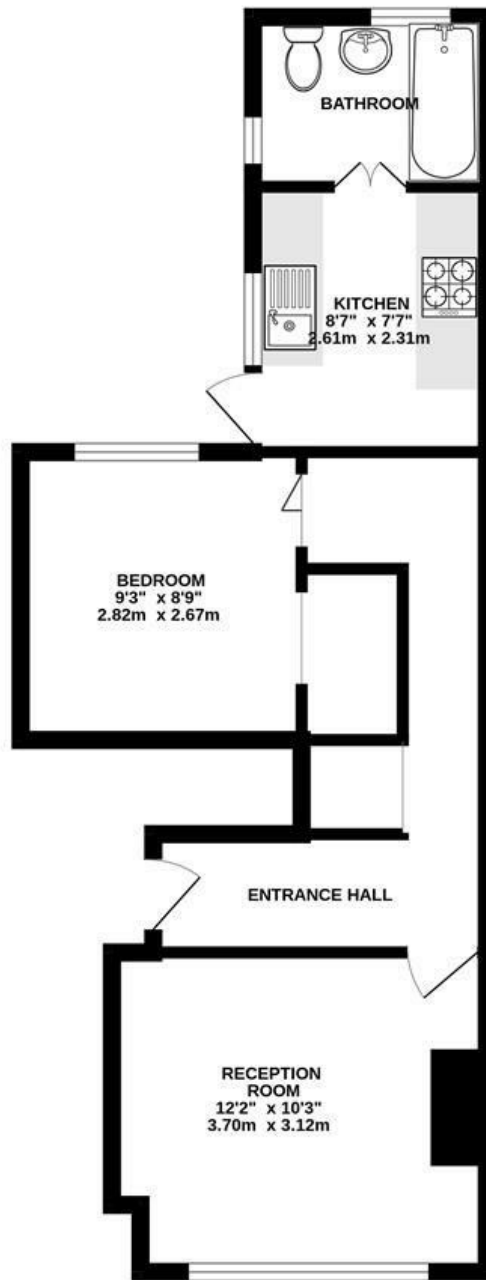
Ground Rent; £100.00 per annum

Service Charge £0.00





GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: B
Tenure: Leasehold

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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	