



**CHALK STREET /**  
ESTATES

**Riverwood Court, Stafford Avenue, Hornchurch, RM11**  
**Guide Price £290,000 - £310,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Deemed an ideal first time purchase, this beautiful two-bedroom second floor apartment is perfectly located within close proximity of Gidea Park Elizabeth Line Station, offering an exceptional opportunity for those seeking a stylish and convenient starter home.

Accessed via a secure telephone intercom system, the well-maintained communal entrance leads up to the second floor where you are greeted by a generous hallway, complete with a handy storage cupboard – perfect for keeping your living space tidy and organised.

Positioned at the rear is the impressive 21'6 x 13'3 open-plan modern kitchen / reception / diner. This expansive area is bathed in natural light, pouring in through the doors that open onto a charming Juliette balcony, creating a bright and inviting atmosphere. Decorated with tasteful, calming tones and adorned with high-quality laminate flooring, this space is designed for both relaxing and entertaining.

The gorgeous kitchen truly stands out with its sleek white high-gloss wall and base units, offering abundant storage, tiled backsplash, ample worktop space and integrated appliances such as fridge/freezer, washing machine, dishwasher, oven and hob.

The principal bedroom is a sizeable double room providing adequate space for wardrobes. The second bedroom is a comfortable double, offering versatility for a guest room, home office, or walk-in wardrobe.

A well-appointed, modern family bathroom, featuring contemporary fixtures and finishes, completes the internal layout, ensuring a refreshing experience.

Externally, residents can enjoy access to beautifully maintained communal gardens. The property also benefits from one allocated parking space, adding to its convenience.

According to the vendor:

Lease length: 116 years

Ground rent: £300 per annum.

Service charge: £1600 per annum.

*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.*





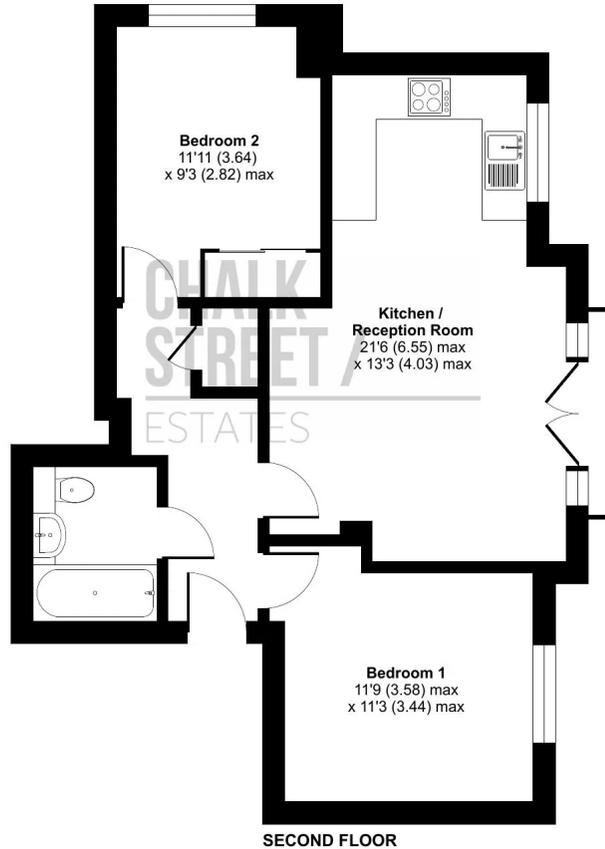
- Two Bedrooms
- Second Floor Apartment
- Beautifully Presented Throughout
- Secure Entry Phone System
- Stylish Open-Plan Kitchen / Reception / Dining Room
- 0.5 Miles from Gidea Park Station
- Allocated Parking Space
- Lease length: 116 years
- Ground rent: £300 per annum.
- Service charge: £1600 per annum





# Stafford Avenue, Hornchurch, RM11

Approximate Area = 595 sq ft / 55.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2026. Produced for Chalk Street Estates Limited. REF: 1396105



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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