



Ashflower Drive, Romford

Asking Price £350,000

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An exceptional two bedroom, two bathroom first floor apartment situated within the highly regarded Kings Park development in Harold Wood, offering contemporary living in a convenient and well-connected location. The property is offered chain free, making it an ideal opportunity for a smooth and straightforward purchase. The property is accessed via a communal entrance with lift and stair access to all floors. Upon entering the apartment, a welcoming entrance hall features attractive wood effect flooring and a generous built-in double width storage cupboard housing a washer dryer. The spacious open plan lounge and kitchen area is beautifully presented with wood effect flooring and benefits from dual aspect windows, creating a bright and airy living space. A door provides direct access to a superb wrap around balcony, ideal for outdoor seating and entertaining. The kitchen is fully fitted with a comprehensive range of wall and base units and integrated appliances including a fridge freezer, dishwasher, ceramic five ring hob, electric oven and extractor hood, complemented by tiled flooring. The principal bedroom is a well-proportioned double room with built-in wardrobes and soft fitted carpet, together with a modern en-suite shower room finished with a three-piece suite and tiled



flooring. The second bedroom is also a comfortable double, ideal for guests, a home office or additional living space. A stylish family bathroom completes the accommodation with a contemporary three-piece suite. Further benefits include gas central heating with underfloor heating, secure gated allocated parking for one vehicle, communal grounds and a dedicated bicycle storage facility. Ideally positioned within walking distance of Harold Wood mainline train station, this superb apartment offers excellent transport links and would make an ideal home for a professional couple or investor seeking a high-quality modern property in a sought-after location. An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

Entrance Hall

Open Plan Living Area 21' 2" x 13' 11" (6.45m x 4.24m)

Kitchen Area

Bedroom 1 12' 8" x 9' 3" (3.86m x 2.82m)

En-suite 6' 8" x 8' 6" (2.03m x 2.59m)

Bedroom 2 10' 8" x 12' 5" (3.25m x 3.78m)

Bathroom 6' 8" x 7' 10" (2.03m x 2.39m)

Externally

Ground rent: £448.70

Service charge: £2501.82

Lease: 240yrs











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Address:
Downey House Ashflower Drive Harold Wood Romford

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales EU Directive 2002/91/EC

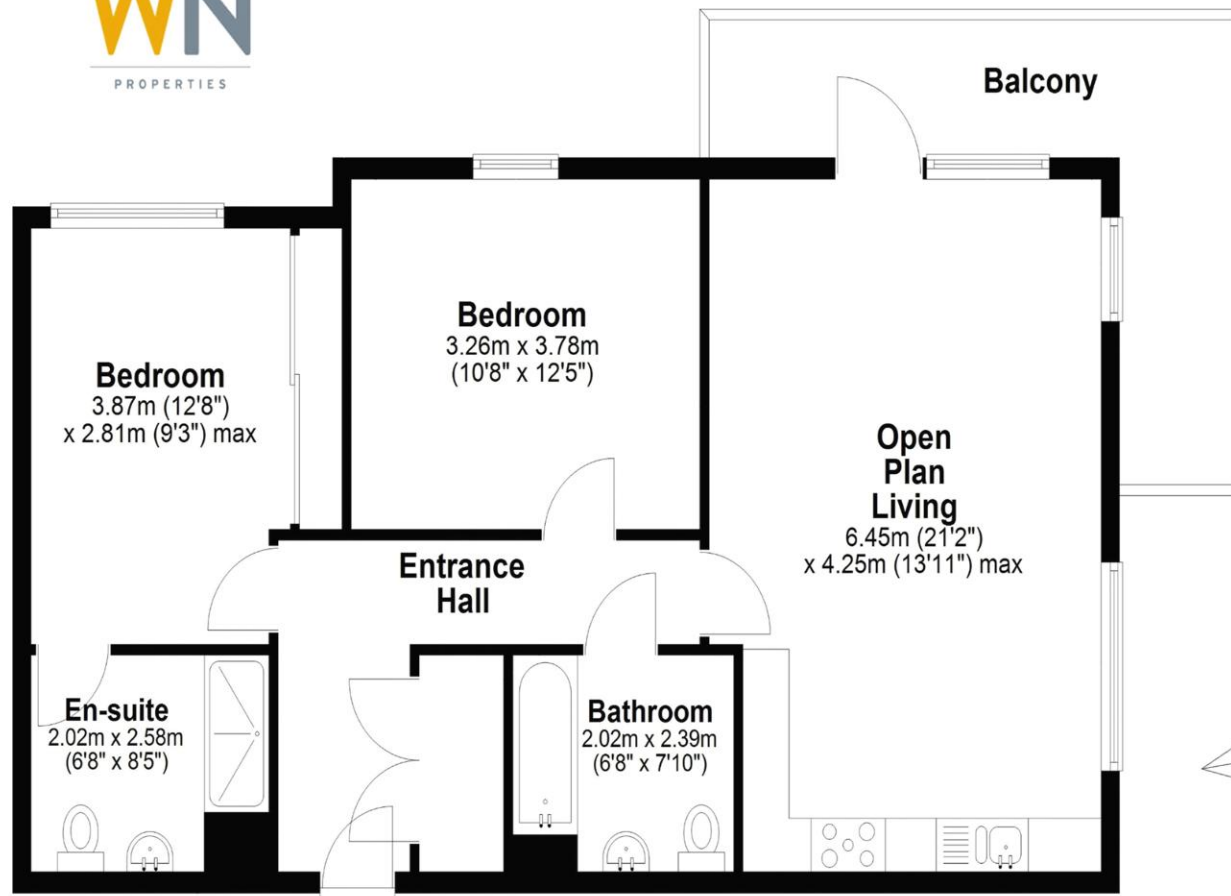
Council Tax Band C

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First Floor



APPROX INTERNAL FLOOR AREA 73 SQ.M (790 SQ.FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes

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