



CHALK STREET /

Emerson House, Butts Green Road, Hornchurch, RM11

Offers Over **£325,000**

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

Offered for sale with the advantage of no onward chain and situated just 0.2 miles from Emerson Park Station, within one of the most sought after areas of Hornchurch, is this two double bedroom apartment.

Upon entering the property, the internal accommodation commences with a L-shape entrance hallway with built-in storage cupboards. The well decorated reception room is of ample proportions and draws light from a Juliette balcony to the rear elevation.

Accessed from the reception room is the modern kitchen, comprising a range of above and below counter storage units, worktop space along three sides and various integrated appliances.

There are two large double bedrooms, both recently decorated and similarly presented with modern tones. The largest of the bedrooms measures an impressive 21'5 x 9'11 and boasts an en-suite shower room.

Located off the hallway and completing the internal accommodation is the spacious family bathroom.

Externally, the property enjoys an exceptionally well-maintained communal gardens with a large lawn and mature planting throughout.

Additionally, there is one allocated parking space, located underground behind secure gates.

Viewing is highly recommended to appreciate the space and lifestyle this property has to offer.

According to the current vendor:

There are circa 101 years remaining on the lease

Ground rent charged at circa £300 PA

Service charge £4,033.25

*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.*





**CHALK STREET /**  
ESTATES



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- No Onward Chain
- Two Double Bedroom Apartment
- 826 Sq. Ft.
- Well Presented Throughout
- Master Bedroom With Built-In Wardrobes and En-Suite
- Secure Underground Parking
- 0.2 Miles From Emerson Park Station
- Lease: 101 Years Remaining
- Service Charge: £4,033.25 PA.
- Ground Rent: £300 P.A



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# Emerson House, Butts Green Road, Hornchurch, RM11

Approximate Area = 76.8 sq m / 826 sq ft  
For Identification only - Not to Scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for © Chalk Street Estates Limited.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	88
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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/