


Emerson House, Butts Green Road, Hornchurch, RM11

Guide Price £300,000 - £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.







<u>According to the current vendor:</u>

There are circa 101 years remaining on the lease

Ground rent charged at circa £300 PA

Service charge £4,033.25

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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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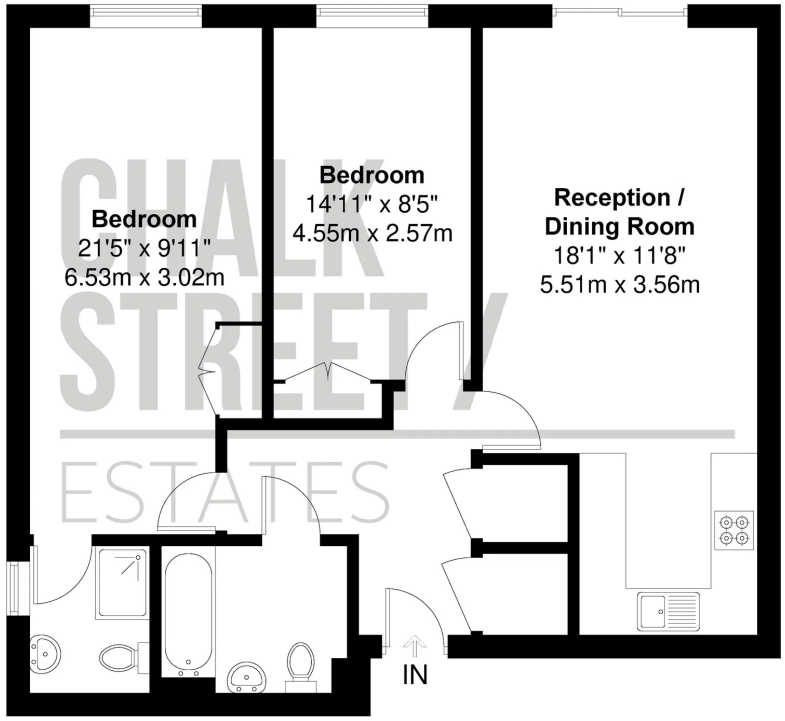

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## Emerson House, Butts Green Road, Hornchurch, RM11

Approximate Area = 76.8 sq m / 826 sq ft

For Identification only - Not to Scale



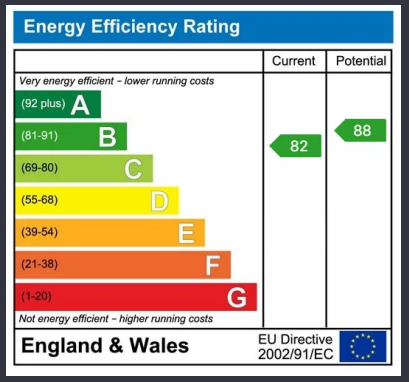

**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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## Chalk Street Estates - Sales

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