



CHALK STREET /

Latimer Drive, Hornchurch, RM12

£180,000

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

Offered for sale with the added advantage of no onward chain, and in need of complete renovation throughout, is this one bedroom first floor studio flat. Located within walking distance of Hornchurch Town Centre and close to Hornchurch Station, it boasts a prime position for future growth.

This property is presented as a blank canvas, requiring a full programme of modernisation throughout. It offers a unique chance to completely reconfigure and refurbish, allowing for the creation of a bespoke living space. Every aspect of this property needs attention, providing a rewarding project for those with a vision.

Externally, residents benefit from shared parking facilities.

With its desirable location and significant potential for value addition through renovation, this flat represents a smart investment for those seeking a project with a promising return, or an affordable entry point into the property market for individuals willing to undertake the necessary work.

According to the vendor:

- Lease Length: 92 years remaining
- Ground Rent: £160 p.a.
- Service Charge: £1,600 (including water) p.a.

*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.*

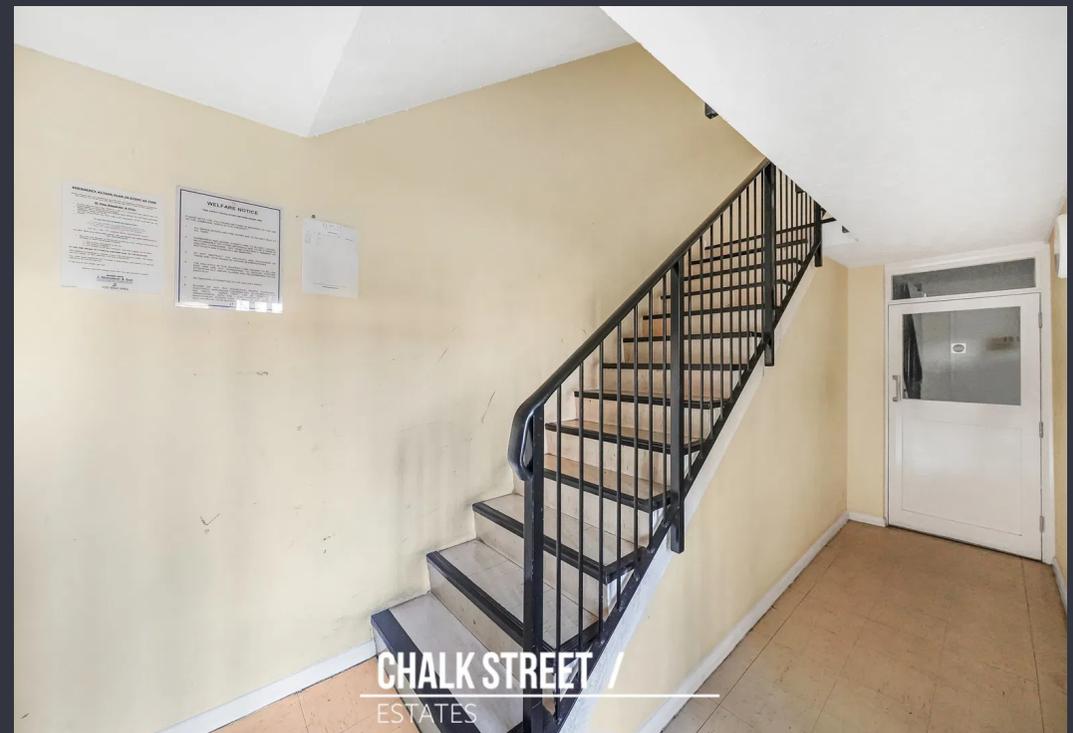
*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*





- No Onward Chain
- One Bedroom
- Studio Flat
- In Need of Modernisation
- Walking Distance From Hornchurch Town Centre
- Close To Hornchurch Station
- Shared Parking Available
- 92 Year Remaining On Lease
- Ground Rent £160 p.a.
- Service Charge £1,600 (including water) p.a.

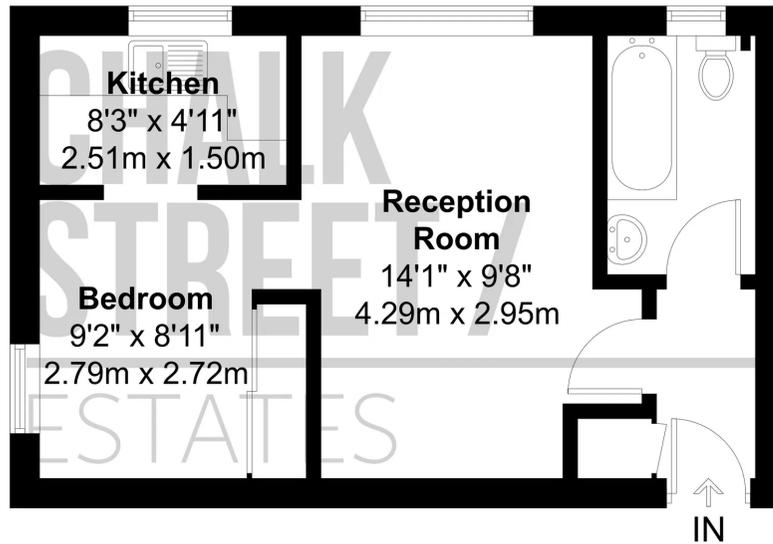






## Latimer Drive, Hornchurch, RM12

Approximate Area = 32.2 sq m / 346 sq ft  
For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
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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>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(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/>