



**CHALK STREET /**

**Victor Close, Hornchurch, RM12**

**Offers Over £300,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Considered an ideal first purchase, positioned within a popular residential area, this spacious three bedroom, first-floor duplex maisonette offers comfortable living spread across two levels, ideal for those seeking a well-proportioned home.

Upon entering via its own front door, you are greeted by an inviting hallway with stairs rising to the upper level.

The modern kitchen, positioned to the front of the home, is thoughtfully designed with numerous wall and base units, ample worktops and room for essential appliances.

Spanning the rear of the home, the generous reception room provides an adaptable space for both relaxation and dining, creating a bright and airy environment for everyday living. A valuable addition is the private balcony, offering an outdoor space to enjoy.

Adding to the apartment's versatility, there is a dedicated office or study space, perfect for remote working or as a quiet retreat.

Ascending to the first floor, you will find three comfortable bedrooms. Each room is well-sized, providing flexibility for family life or guests. The master bedroom measures 15'9 x 12'2 and boasts fitted wardrobes. A contemporary family bathroom completes the internal accommodation, fitted to a high standard.

The property benefits from a substantial lease of 171 years remaining and uniquely has no ground rent. The service charge is £2,109.74 per annum.

On-street parking is available.

This well-maintained duplex apartment combines spacious interiors with practical features, making it an excellent opportunity within the Hornchurch area. We encourage a viewing to fully appreciate the space and lifestyle on offer.

*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.*





- Three Bedrooms
- First Floor Duplex Maisonette
- Spacious Reception Room
- Modern Kitchen
- Office / Study
- Balcony
- 171 Years Remaining on Lease
- No Ground Rent
- Service Charge £2,109.74
- On Street Parking

**According to the vendor:**

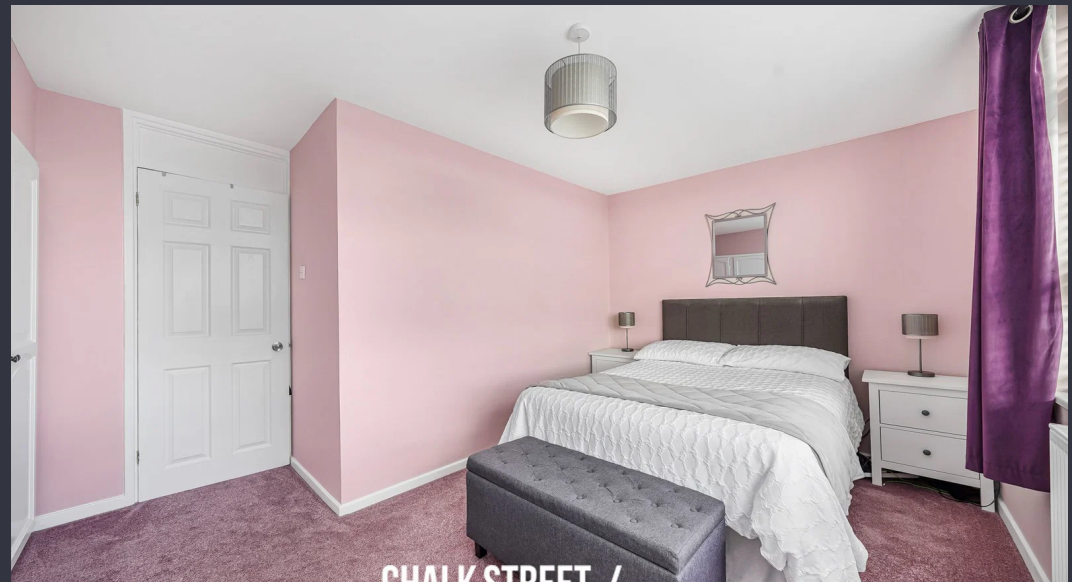
Heating: Gas central heating

Broadband: Connected, supplier understood to be Vodafone

Mobile Coverage: Vendor advises there are no known signal issues and mobile reception is generally good within the property

Sewerage: Mains drainage understood, with no private drainage system advised









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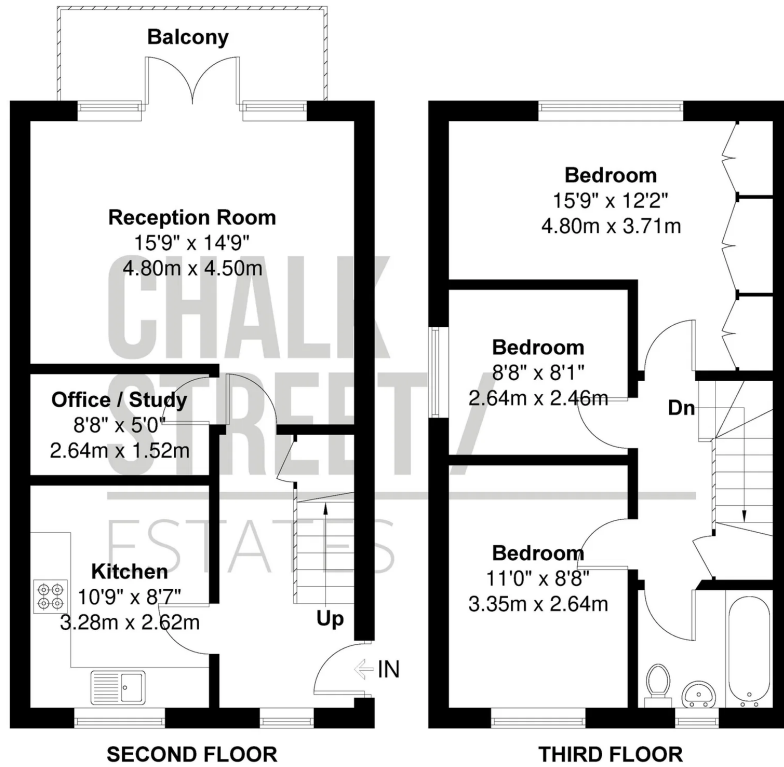
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# Victor Close, Hornchurch, RM12

Approximate Area = 83.6 sq m / 899 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>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(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/>