



**Loam House, London Road, Romford, RM7**

**£250,000**

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

Deemed an ideal first purchase, this well-presented one-bedroom top floor apartment at Loam House is situated within half a mile of Romford Station and offers a superb opportunity for those seeking a stylish and conveniently located home.

Upon entering the property, you are welcomed via the entrance hallway, which provides access through to the main living accommodation.

The open-plan kitchen / lounge measures 18'7" x 9'1" and provides a bright and practical living space, comfortably accommodating both lounge and kitchen areas. The kitchen is fitted with a range of wall and base units, worktop space and integrated appliances such as fridge / freezer, oven, hob, microwave and extractor fan.

Adjacent to the main reception space is a defined dining area measuring 10'3" x 7'5", creating an ideal setting for everyday dining or entertaining.

Accessed off the living area is the well-proportioned bedroom, measuring 9'6" x 9'3", offering comfortable sleeping accommodation.

Completing the internal layout is the bathroom, comprising a W/C, hand basin and bath with shower overhead.

Externally, the property benefits from allocated parking and access to well-maintained communal gardens.

Viewing is highly recommended to fully appreciate what this charming home has to offer.

**According to the vendor:**

Lease Length: 993 Years Remaining

Ground Rent: £260 P.A.

Service Charge: £2,670.74 P.A.

Heating: Electric

Broadband: Connected, supplier understood to be Hyperoptic

Mobile Coverage: Vendor advises there are no known signal issues

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

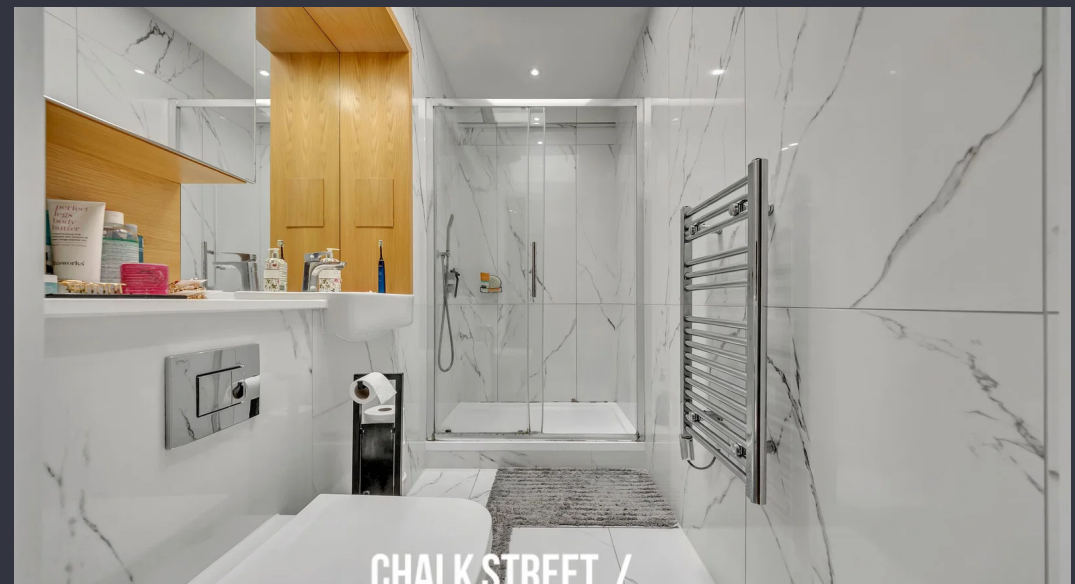




- One Bedroom
- Top Floor Apartment
- Dining Area
- Open Plan Kitchen / Lounge
- Modern Bathroom
- Allocated Parking
- Ideal First Purchase
- 993 Years Remaining on Lease
- Ground Rent £260 p.a.
- Service Charge £2,670.74 p.a.

*In compliance with The Money Laundering Regulations 2017, we are legally obliged 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.*



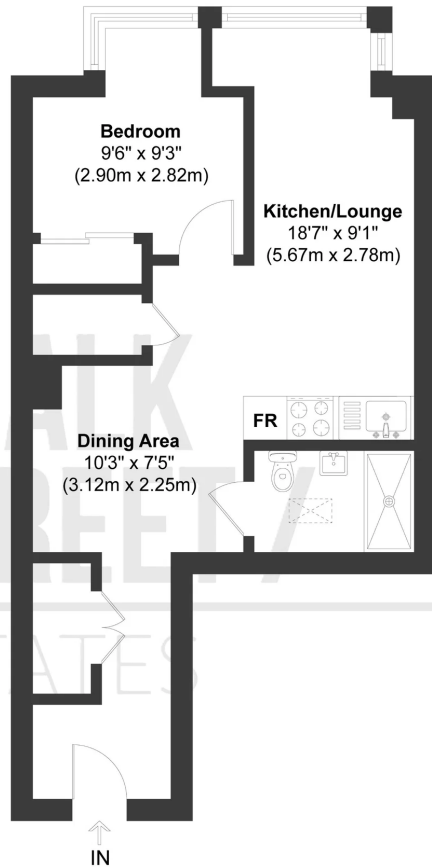


# LONDON RD, ROMFORD



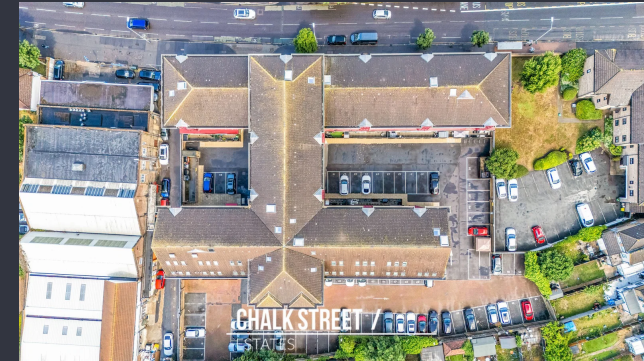
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION ROOM

TOTAL INTERNAL AREA  
47.00 SQ.M / 512 SQ.FT  
FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LEVELS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY  
LUXLENS.CO.UK



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>		
(55-68) <b>D</b>	60	60
(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

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