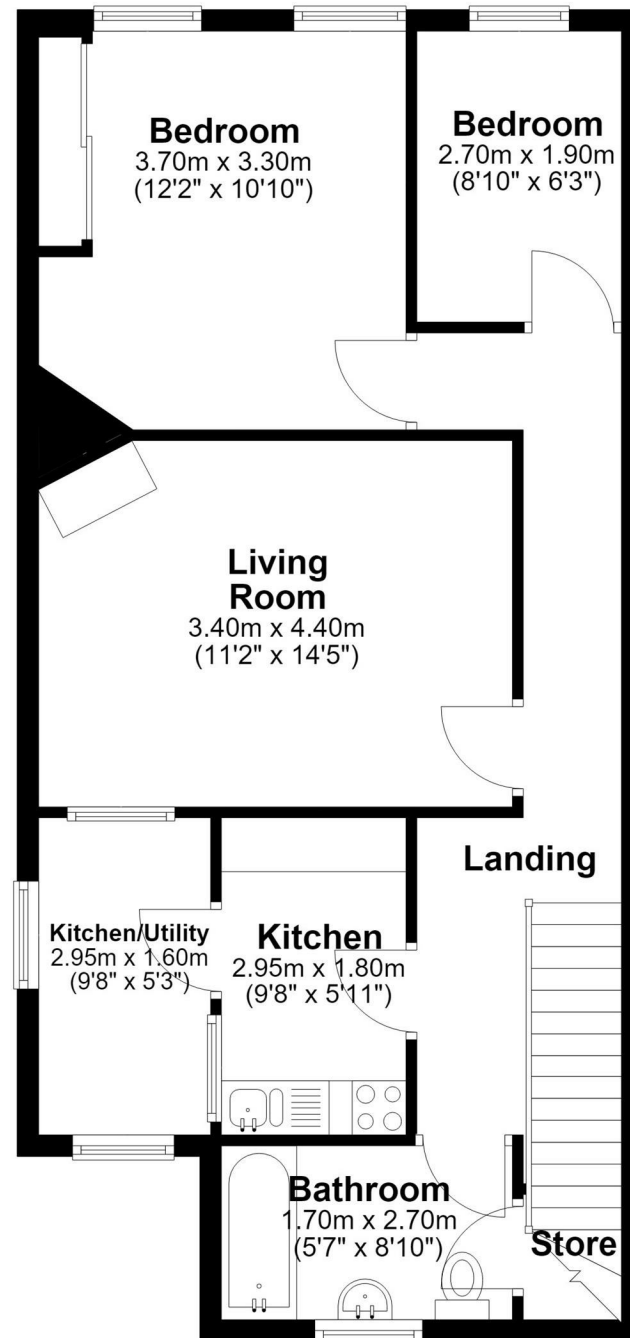


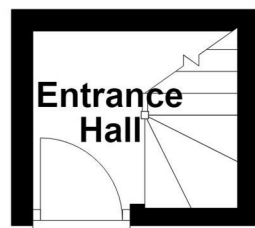
First Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



Ground Floor

Approx. 3.0 sq. metres (32.7 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Fairview Parade



Fairview Parade, Mawney Road, Romford

Asking Price £230,000 Leasehold

- Two bedroom
- Chain free
- Utility room
- A new lease of 125 years will be granted upon completion
- First floor masionette
- Parking Space
- 0.6 miles to Romford Station

Fairview Parade, Mawney Road, Romford

Petty Son & Prestwich are delighted to offer for sale this spacious two-bedroom maisonette, ideally located just 0.6 miles from Romford town centre and Romford railway station, providing convenient access to the Elizabeth line and direct links into Central London.

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Council Tax Band: B

Benefiting from allocated parking and its own private entrance, the property offers added privacy and eliminates the need to access communal areas.

Inside, the home features a generous lounge/dining room with an attractive feature fireplace, two well-proportioned double bedrooms, and a large bathroom complete with a shower over the bath. The fitted kitchen provides ample storage with modern white cabinetry and leads into a former balcony that has been thoughtfully enclosed to create a practical utility room. This versatile space comfortably accommodates your washing machine and other appliances, freeing up the kitchen to focus on cooking and entertaining.

Offering excellent space in a highly convenient location, this apartment is an ideal purchase for first-time buyers looking to step onto the property ladder or investors seeking a well-positioned buy-to-let opportunity. The property is also offered to the market chain free.

Service Charge: N/A
Ground Rent: N/A
EPC Rating: D57
Council Tax Band: B
A new lease of 125 years will be granted upon completion
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception room
11'2" x 14'5"

Kitchen
9'8" x 5'11"

Bedroom
12'2" x 10'10"

Bedroom
8'10" x 6'3"

