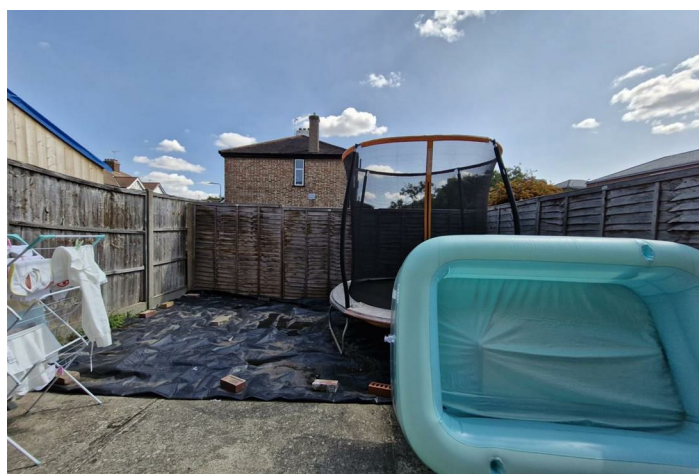


FREEHOLD



Flat - Conversion (EPC Rating:)

60B GROVE ROAD, ROMFORD, RM6 4PD

£275,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2



1



1



2 Bedroom Flat - Conversion located in Romford

Offered for sale by Green Lane Residential, this well-presented ground floor two-bedroom maisonette is available with vacant possession and the benefit of a new 125-year lease.

The property offers well-proportioned accommodation throughout, comprising two double bedrooms and a bright, modern open-plan living, kitchen and dining area, located within a full-width ground floor rear extension, ideal for contemporary living and entertaining.

Maintained in good order throughout, the maisonette further benefits from off-street parking and its own private rear garden, providing valuable outdoor space.

This is an excellent opportunity for first-time buyers, downsizers or investors to acquire a spacious ground floor property with a long lease, private garden and parking, ready for immediate occupation.

60a Grove Road, RM6
Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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