



Avenue Road Romford, RM6 4JF

Edward Chase Estate Agents proudly introduces this exceptional second-floor 2-bedroom flat situated in the heart of Chadwell Heath, RM6. Nestled between the sought-after neighborhoods of Goodmayes and Chadwell Heath, this property offers unparalleled proximity to Goodmayes & Chadwell Heath Station (Elizabeth Line), making it an ideal choice for first-time buyers or savvy investors seeking a blend of space, strategic location, and convenience. This property has several key features such as: **Private Parking:** Enjoy the convenience of private parking right outside your front door. **Bright & Airy:** The flat exudes a bright and airy atmosphere, comprising two generously sized bedrooms and a large semi-tiled bathroom. **Spacious Reception Room:** The sizable reception room provides ample space for versatile furnishing options. **Well-Equipped Kitchen:** The private kitchen boasts ample storage and comes equipped with essential white goods.



- **Prime Location:** Nestled in Chadwell Heath, RM6, this second-floor 2-bedroom flat is strategically positioned on Avenue Road, bordering the desirable Goodmayes area. Residents benefit from the proximity to both Goodmayes and Chadwell Heath Stations on the Elizabeth Line, ensuring excellent transportation links.
- **Ideal for First-Time Buyers and Investors:** With its combination of spacious interiors, strategic location, and convenience, this property is an attractive prospect for both first-time buyers looking for a comfortable home and investors seeking a promising addition to their portfolio.
- **The well-designed layout includes two generously sized bedrooms and a large private**

Offers in Excess of £225,000

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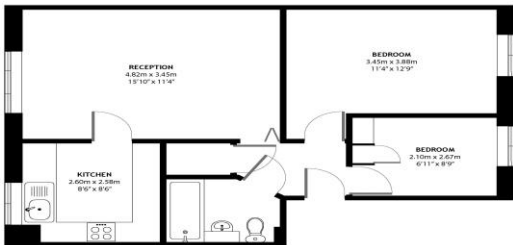
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lower energy consumption. Benefit from a fully operated electric heating and hot water system, complemented by double glazed windows. Superb Location: The flat's prime location offers easy access to high street amenities, train stations, bus routes, and a selection of local schools. Residents can explore a diverse range of shops, restaurants, and entertainment options, creating a dynamic and convenient lifestyle. From quaint cafes to local boutiques, Chadwell Heath high street caters to various tastes and preferences. Additionally, the area is well-served by excellent educational facilities, offering a selection of local schooling options for growing families. Important Additional Information: EPC Rating: D Council Tax Band: C, London Borough of Redbridge. Rental Potential: Estimated at £1400 per calendar month in the private rental market. Tenure: Leasehold Lease Remaining:



AVENUE ROAD RM6
Approximate Gross Internal Area
49.11 m² / 528.61 sq^{ft}



SECOND FLOOR

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.