

LEASEHOLD



Apartment

# LONDON ROAD, ROMFORD, RM7 9NJ

Guide Price

# £175,000

## FEATURES

- LOUNGE DINER 17' X 15'
- BEDROOM 13' X 11'
- ELECTRIC HEATING
- OWN FRONT DOOR/INTERNAL STAIRS
- KITCHEN 11' X 10'
- FULL BATHROOM SUITE
- DOUBLE GLAZED
- COUNCIL TAX B



# STEPS

Estate Agents

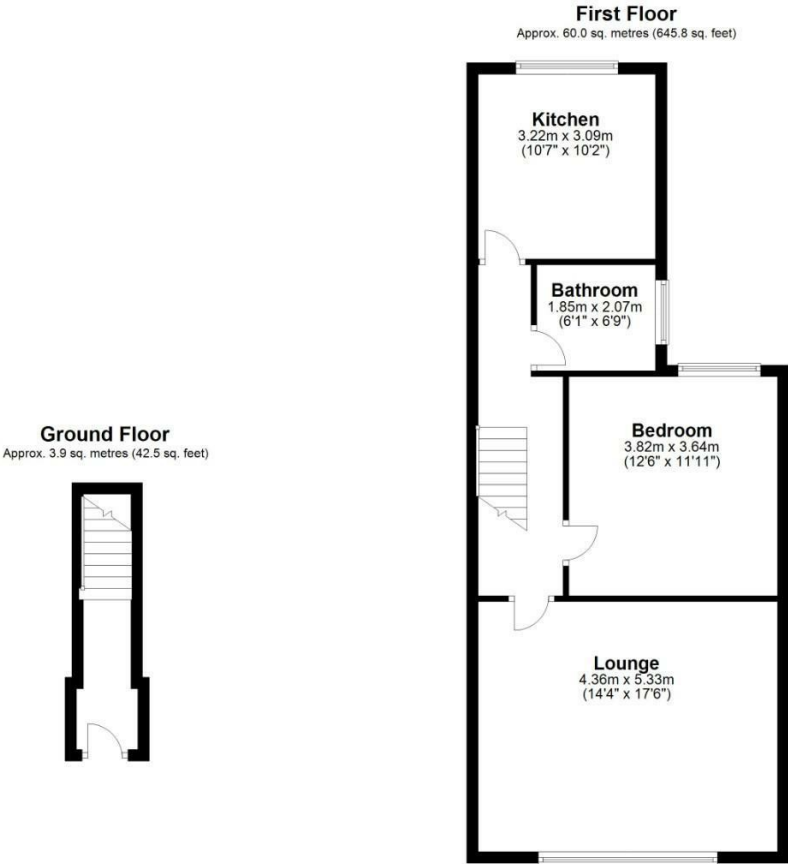
# 1 Bedroom Apartment located in Romford

LARGE FIRST FLOOR FLAT... With own entrance door from front. Spacious lounge diner, good size kitchen, double bedroom, bathroom/WC electric heating. Approx. one mile from Romford train station. NO CHAIN. Guide Price £175,000-£190,000

Call us on  
**020 8593 5933**

[dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)  
[www.steps.me.uk](http://www.steps.me.uk)

**Council Tax Band**  
**B**



Total area: approx. 63.9 sq. metres (688.3 sq. feet)

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

Current rating: **46** (E)  
Potential rating: **76** (C)

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.

