



Mawney Road, Romford, RM7 7BH

Guide Price £260,000





# Mawney Road

Romford, RM7 7BH

- EPC D
- £0 Ground rent
- Circa 960 year lease
- Off street parking
- First floor flat
- £0 Service charge
- Private garden
- CHAIN FREE

CHAIN FREE - Guide Price £260,000 to £280,000

Nestled on Mawney Road in the vibrant town of Romford, this charming first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned bedroom, a comfortable reception room, and a spacious bathroom, making it an ideal space for relaxed living.

One of the standout features of this flat is the private garden, offering a delightful outdoor space for relaxation or entertaining guests. Additionally, the property benefits from off-street parking for one vehicle, ensuring convenience for residents and visitors.

With a remarkable 960-year lease and no ground rent or service charges, this chain-free flat is a rare find in today's market. The absence of additional fees makes it an attractive option for those looking to manage their finances effectively.

In a desirable location, this flat is well connected to local amenities, transport links, and the bustling heart of Romford, with easy access to shops, restaurants, and recreational facilities.

This property is not just a flat; it is a wonderful opportunity to create a home in a thriving community. Don't miss your chance to view this delightful residence.

Guide Price £260,000



|                |                               |
|----------------|-------------------------------|
| ENTRANCE       |                               |
| LOUNGE         | 16'8" x 15'1" (5.10m x 4.60m) |
| KITCHEN        | 11'5" x 10'5" (3.50m x 3.20m) |
| BEDROOM ONE    | 13'1" x 12'1" (4.00m x 3.70m) |
| BATHROOM       | 7'6" x 6'2" (2.30m x 1.90m)   |
| PRIVATE GARDEN | 101' (30.78m)                 |
| EXTERIOR       |                               |
| AGENTS NOTE    |                               |

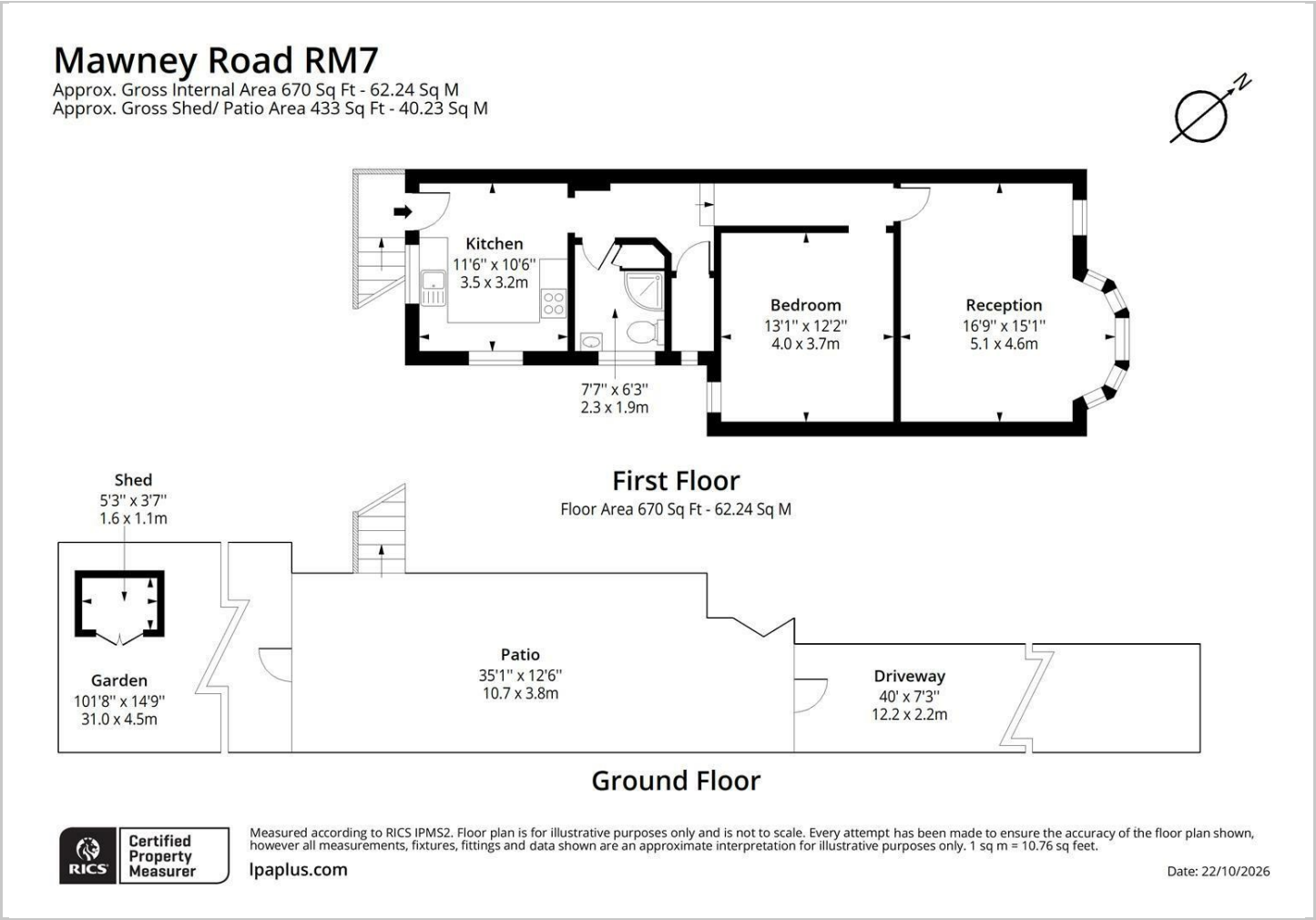


Directions





Floor Plans

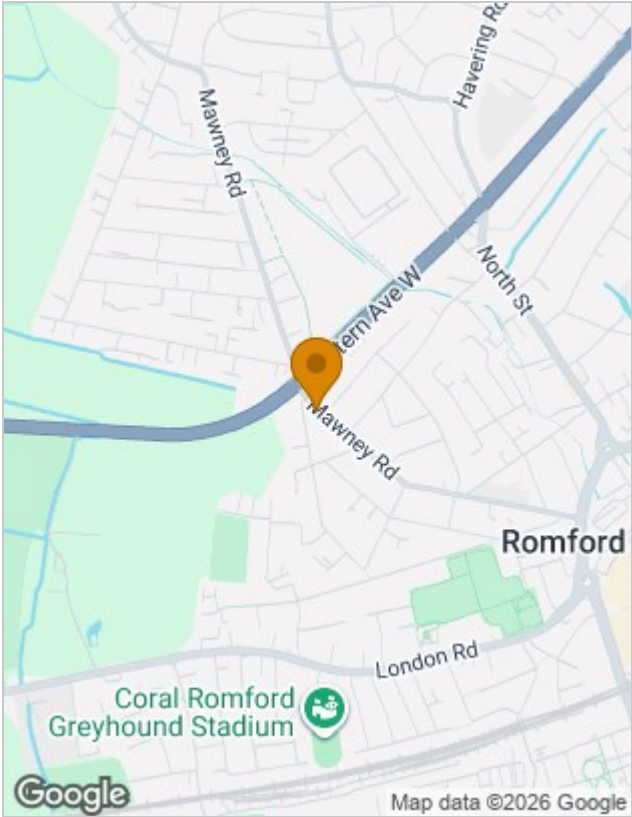


Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

