

## Loft Haus 47 Market Place Romford, RM1 3AB

Edward Chase are delighted to present this luxury 2 bedroom 2 bathroom apartment located within the heart of Romford. The property is a unique duplex consisting of a large reception, open plan kitchen with an attached utility room, ground floor w/c, spacious bedrooms on the mezzanine level and 2 bathrooms as well as having great features as an abundance of natural light and decorated to a high standard. You will find Romford station a short walk away as well being within a close vicinity to multiple shopping centres, restaurants, , gyms and many other amenities. The apartment would suit all working professionals looking for a large modern long term home. Property key features; - 2 double bedrooms - 2 bathrooms - Additional ground floor W/C - Unfurnished - Large reception - Open plan kitchen - Utility room - Storage - Central heating and double glazed - Duplex – over two floors - Bedrooms overlook reception - Decorated to a high standard Please call Edward

- Luxurious 2 Bedroom 2 Bathroom DUPLEX Apartment Located Situated Within a Short Walk To Romford Station
- Located Over Two Floors With The Bedrooms On a Mezzanine Level Offering Great Living Space
- The Apartment Has Two Bathrooms With An Additional W/C On The Ground Floor
- An Open Plan Fitted Kitchen With An Utility Room For Extra Storage
- The Property Is Surrounded By Many Local Amenities Such As Restaurants, Bars, Cinemas And Many Retail Outlets

**Guide Price £375,000**

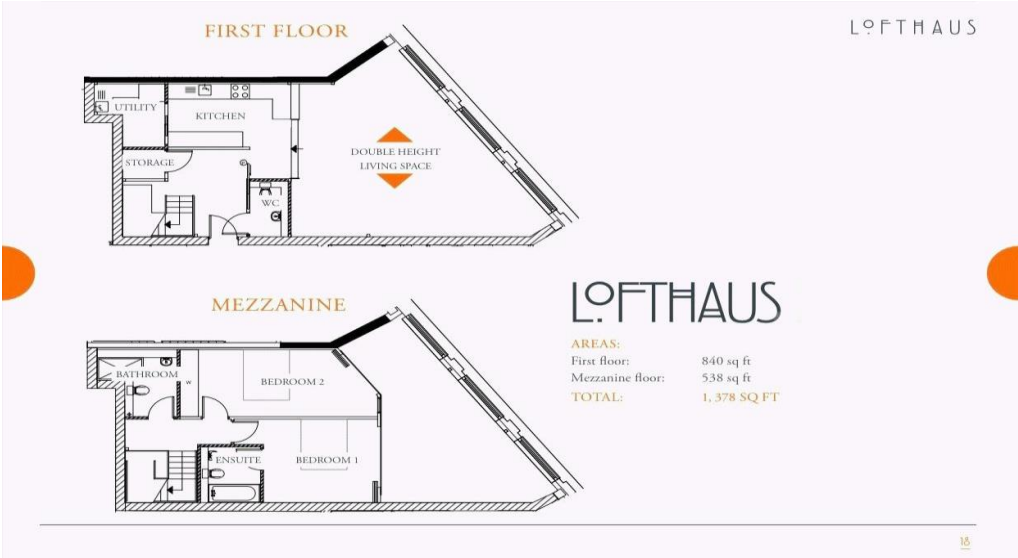
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interest. Lease term information: Approx 982 year's remaining on the lease. Approx £4932 per annum service charge and ground rent. The estimated rental on this apartment is £1750 per month. To view this property please contact Edward Chase today. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	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.