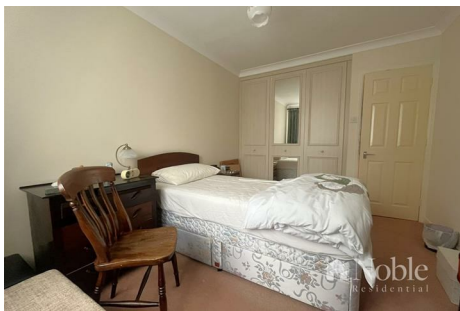




Grenfell Avenue, Hornchurch, RM12 4FJ

- No Onward Chain
- In Need Of Renovation
- Extended Lease Upon Completion Of 125 Years
 - Permit Parking
 - Top Floor
- 0.7 Miles To Romford Station
 - Garage
 - One Bedroom

£180,000 - Leasehold - Council Tax: B

Grenfell Avenue

Hornchurch, RM12 4FJ



Entrance Hall

8'11 x 6' (2.72m x 1.83m)

Entrance door, radiator, storage cupboard, carpet.

Reception Room

17'7 x 10'8 (5.36m x 3.25m)

Double glazed window to front, radiator, carpet.

Kitchen

7'2 x 6' (2.18m x 1.83m)

Wall and base units, electric hob and oven, single drainer sink, vinyl flooring.

Bedroom

13'7 x 9'06 (4.14m x 2.90m)

Double glazed window to front, fitted wardrobes, radiator, carpet.

Bathroom

6'7 x 6' (2.01m x 1.83m)

Tiled walls, panelled bath, low level WC, wash hand basin, vinyl flooring.

Parking

Integral garage and communal permit parking.

Material Information

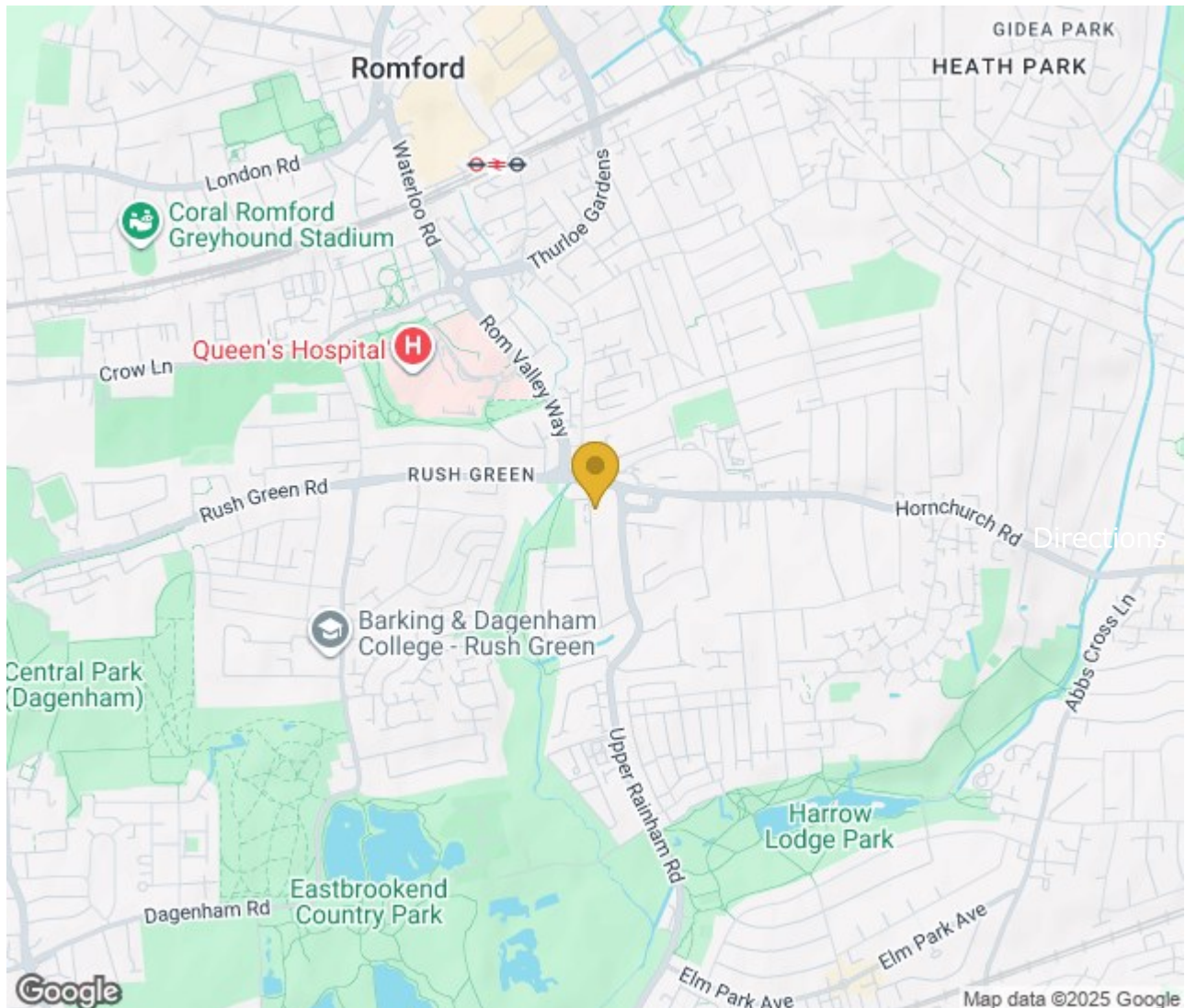
We have been advised by the sellers the following information:

Lease Remaining: 68 years however this is currently being extended and will be 125 years on completion.

Annual Ground Rent: £75.00 per annum.

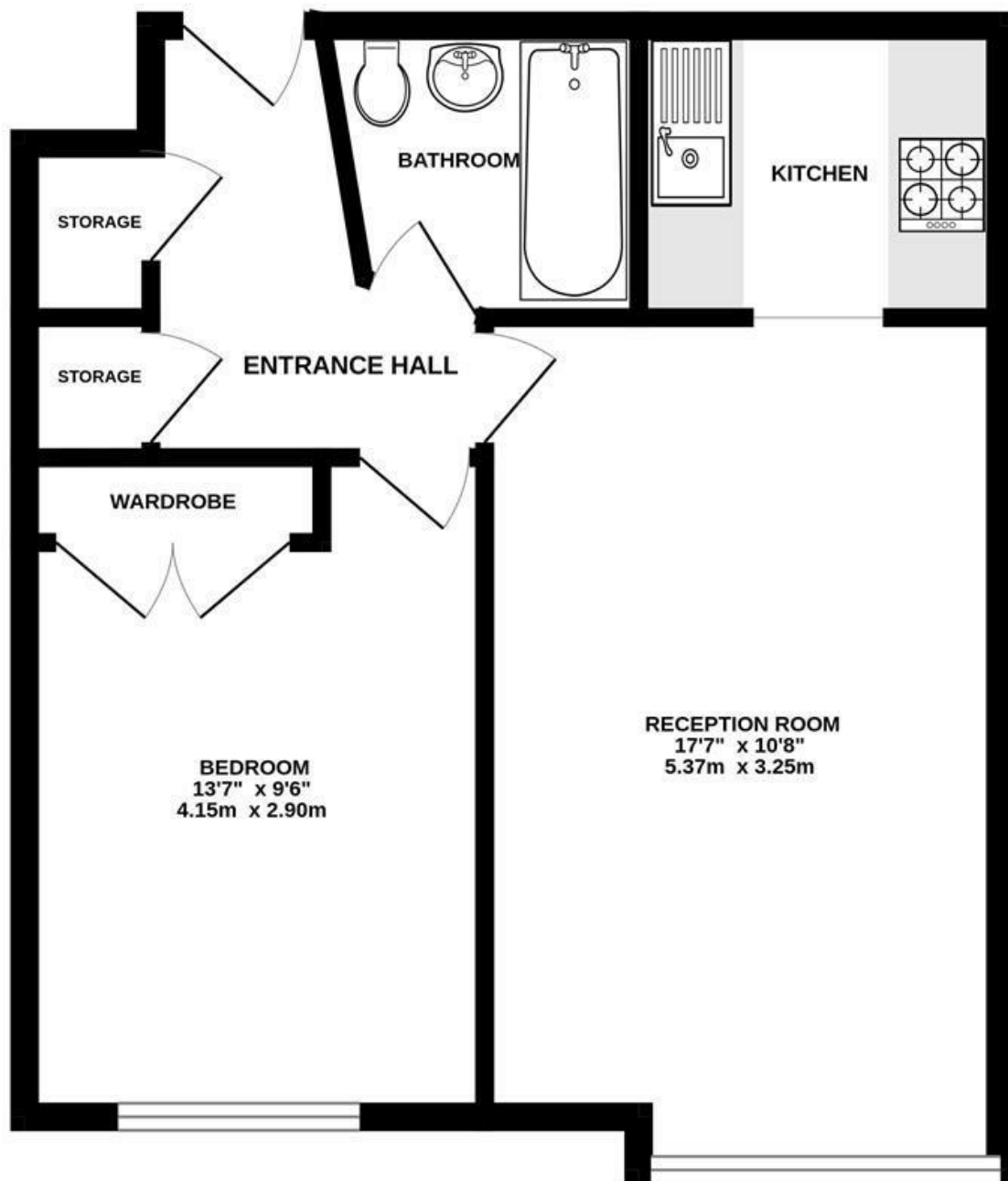
Annual Service Charge 2025/2026:

£1974.97 plus £633.71 buildings insurance.





TOP FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: B
Tenure: Leasehold

