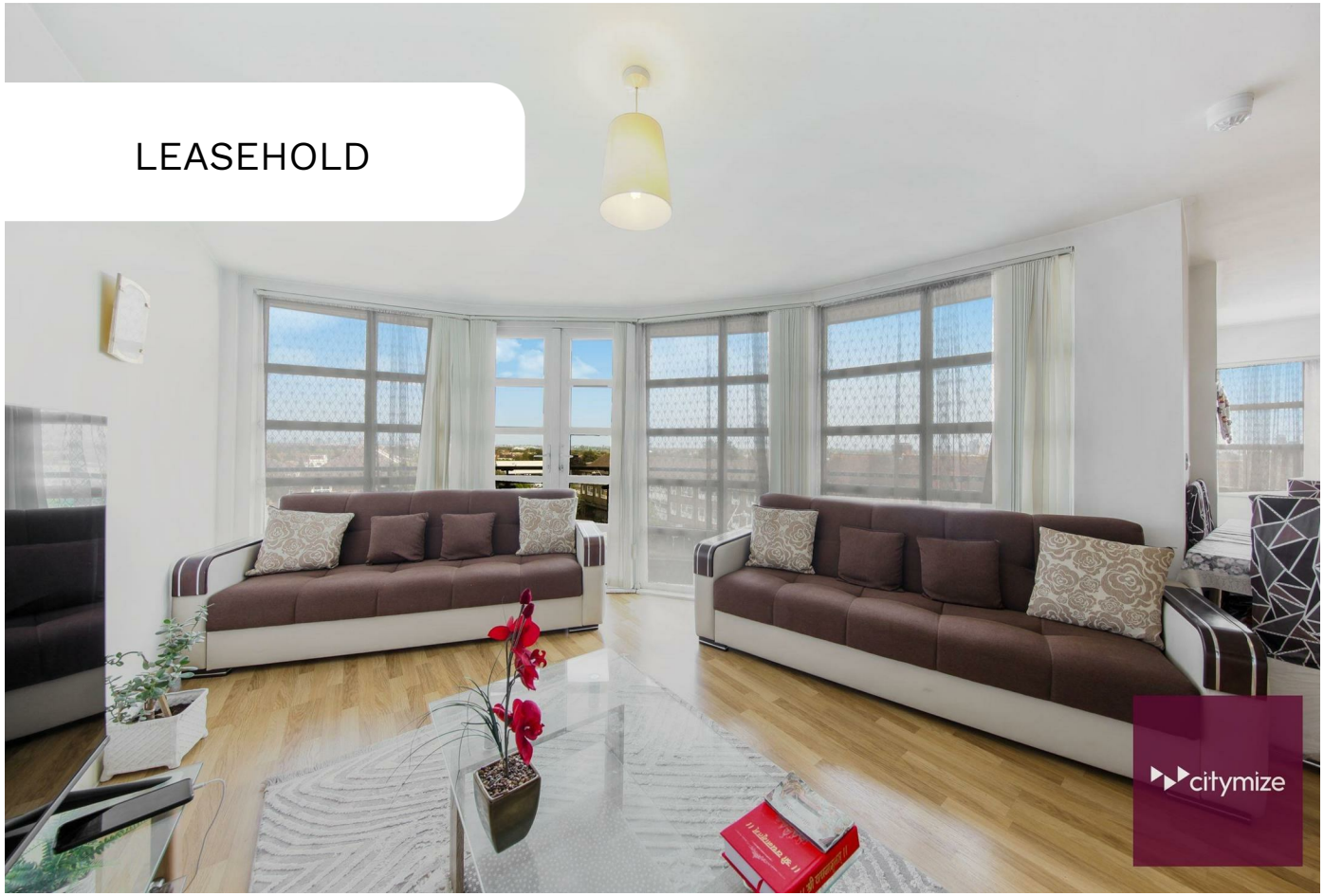






Flat - Purpose Built

ELGIN HOUSE
HIGH ROAD
ROMFORD
RM6

Guide price

£250,000

FEATURES

- Cash buyers only
- Expansive open-plan living area
- Secure building with lift access
- Gated communal parking
- One main bathroom and one en-suite
- Private wrap-around balcony
- Long lease remaining (107 years)
- Access to well-regarded schools and local parks

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2 Bedroom Flat - Purpose Built located in Romford

Entrance Hall

Upon entering, a generously proportioned hallway provides a clear and inviting transition into the main living areas. This practical yet elegant space features two discreetly integrated storage cupboards, offering essential, clutter-free storage for coats and household items, ensuring a tidy and organised arrival every time.

Kitchen / Reception Room

23'11" x 23'10"

The heart of this contemporary home is the expansive open-plan living space, which seamlessly combines the kitchen, dining, and lounge areas. Finished with attractive laminate flooring throughout, the space offers a clean and neutral backdrop, ready for personalisation with furniture and interior styling to suit individual taste.

Flooded with natural light from large floor-to-ceiling double-glazed windows, the room enjoys panoramic views and provides ample space for both relaxed living and entertaining. Double doors open directly onto a generous wrap-around balcony, extending the living area outdoors and enhancing the sense of space.

The modern kitchen is fully integrated within the open-plan layout and features sleek white gloss units, complemented by built-in appliances that support both style and practicality. The generous proportions of this room also comfortably allow for a dedicated workstation, making it particularly well-suited for those working from home.

Bedroom 1

13'2" x 8'9"

This is a comfortable and well-sized bedroom, designed for maximum comfort. It features soft, neutral-toned carpeting that adds warmth underfoot, complemented by bright white walls which provide a clean canvas for personalised styling. The room offers ample space for a double bed and additional furnishings such as a wardrobe. Natural light streams in through the window, enhancing the room’s calm and inviting atmosphere.

Bedroom 2

12'9" x 8'10"

This well-proportioned bedroom includes the valuable benefit of a private en-suite bathroom, offering added convenience and a desirable feature for modern living. The space is comfortable and adaptable, with soft, neutral-toned carpeting that adds warmth, and crisp white walls providing a clean canvas for personal styling. A well-placed window allows natural light to fill the room, creating a bright, airy, and peaceful atmosphere.

En-suite

6'7" x 4'10"

This highly functional en-suite bathroom is finished to a modern standard, featuring sleek tiled walls paired with a contrasting dark tiled floor. It includes a spacious walk-in double shower with a clear glass screen, a contemporary wall-mounted sink unit with a large mirror, and a WC, offering both style and practicality.

Bathroom

6'6" x 6'5"

Conveniently accessed from the entrance hall, this contemporary main bathroom features a stylish three-piece suite. It includes a bath with an overhead shower, providing versatility for both quick washes and relaxing soaks. The space is finished with elegant tiled walls and a contrasting dark tiled floor, complemented by a modern wall-mounted sink unit with a large mirror and a sleek wall-mounted WC.

Balcony

24'11" x 3'11"

Accessed directly from the open-plan living area, this impressive wrap-around balcony features attractive decking and offers a generous private outdoor extension of the living space. It provides an ideal setting for al fresco dining, a peaceful morning coffee, or simply relaxing while taking in the elevated views.

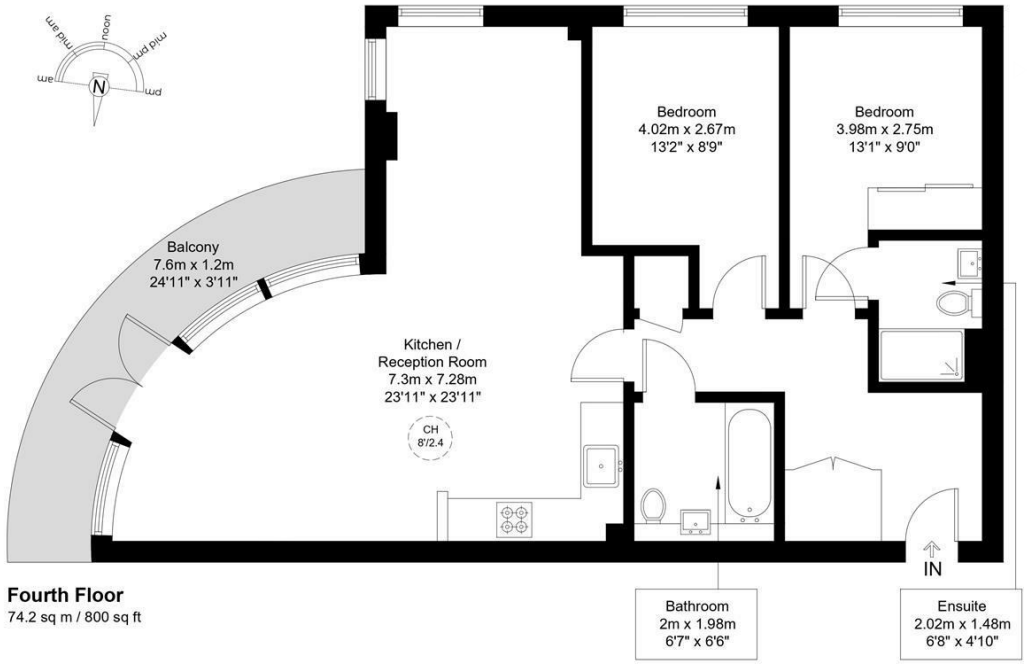








High Road, RM6 **Approximate Gross Internal Area** = 74.2 sq m / 800 sq ft



Fourth Floor
74.2 sq m / 800 sq ft

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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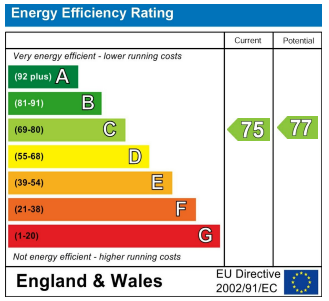
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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