

Blacksmiths Close,  
Chadwell Heath,  
Romford,  
Essex.  
RM6 4XE

750 Monthly \*



- AVAILABLE NOW
- GREAT SIZE LIVING ROOM
- SEPERATE KITCHEN
- COMMUNAL GARDEN
- QUIET LOCATION
- RESIDENTS PARKING
- CLOSE TO CHADWELL HEATH STATION
- A MUST SEE PROPERTY

Ref: PRC12351

Viewing Instructions: Strictly By Appointment Only

## General Description

This little gem is situated minutes from Chadwell Heath station, making this ideal for the busy working professional. The property comprises of great size living room. A separate, fully fitted kitchen. And a fully tiled bathroom. The property also boasts intercom entry system. To secure a viewing, call now on 0207 540 9696

Bus Route 173

Schools. New Bridge School  
Redbridge College  
Grove Primary School

### LOCATION

The area enjoys a number of gastro and general pubs. The Harvester Greyhound, the Moby Dick, the Rendezvous (formerly 'Chadwell Arms'), the Eva Hart (named after a survivor of the RMS Titanic), the Coopers Arms, the White Horse, and the Tolgate.

There are two private members clubs in the area. One on Grove Road (the 'Grove Social Club'), and adjacent to Sainsbury's there is the 'Cedar Club'.

There are two libraries in Chadwell Heath. One in the LB of Barking and Dagenham local authority boundary, called 'Robert Jeyes Library' on the High Road and one in the LB of Redbridge local authority 'The Keith Axon Centre' on Grove Road.

There are two lawn bowls clubs in the area, 'Barley Bowls' and 'St Chad's Bowls Club'.

The area is home to a private lawn tennis club 'Mike Ellames'.

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## Accommodation

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### Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:75

### Council Tax

Band Not Specified

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## Property Floorplan Image

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*