



## Rise Park Parade, Eastern Avenue East, Romford

**Guide Price £200,000** Leasehold

Guide Price £200k to £250k

\*SMARTMOVE\* are delighted to offer this 2 bedroom apartment situated above commercial premises along Rise Park Parade

Chain Free | Double Glazing | Easy reach of public transport | Fitted Bathroom |

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**SMART MOVE**  
PROPERTY SERVICES



## 2 Bedroom Apartment in Rise Park

Newly decorated and carpeted throughout. Viewings are recommended to fully appreciate the size and space this apartment offers, benefiting from a separate kitchen and living room, as well as two good size bedrooms and a bathroom.

Located close by to local amenities, a variety of schools and transport links with easy access to Romford (Crossrail), Gidea Park and Harold Wood Train Stations.

Being offered for sale with no onward chain, an ideal investment or first time purchase.

Council Tax Band: B (Havering Council)

Tenure: Leasehold (102 years)

Ground Rent: £0 per year

Service Charge: £0 per year

### Hall

w: 1.87m x l: 8.81m (w: 6' 2" x l: 28' 11")

Carpeted flooring, painted walls, ceiling light, radiator and UPVC front door.

### Lounge

w: 3.37m x l: 5.79m (w: 11' 1" x l: 19' )

Carpeted flooring, painted walls, ceiling light, radiator, UPVC double glazed window.

### Kitchen

w: 1.32m x l: 3.28m (w: 4' 4" x l: 10' 9")

Vinyl flooring, painted walls with tiled splashbacks, ceiling light, wooden units, single sink and integrated oven and hob.

### Bathroom

w: 1.89m x l: 1.88m (w: 6' 2" x l: 6' 2")

Vinyl flooring, tiled walls, ceiling light, radiator and UPVC double glazed window with obscure glass.

### Bedroom 1

w: 2.1m x l: 4.73m (w: 6' 11" x l: 15' 6")

Carpeted flooring, painted walls, ceiling light, radiator and UPVC double glazed window.

### Bedroom 2

w: 2.99m x l: 3.32m (w: 9' 10" x l: 10' 11")

Carpeted flooring, painted walls, ceiling light, radiator and UPVC double glazed window.





GROUND FLOOR

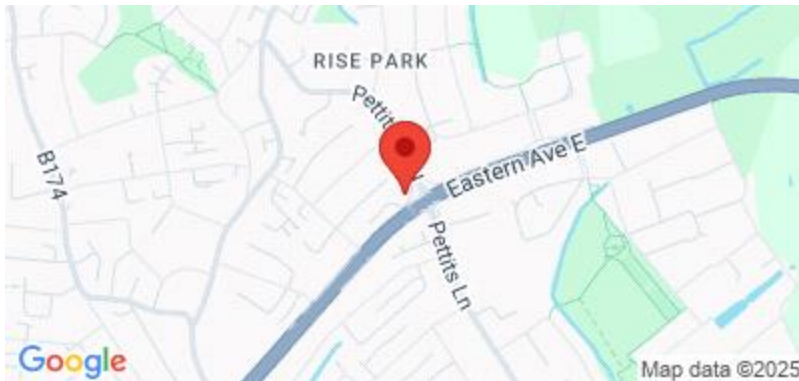


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GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.