



Beech Street, Romford

Rent **£1,250 pcm**



A lovely two double bedroom ground floor maisonette off Mawney Road in Romford. Decorated to a good standard with a modern kitchen and bathroom, painted neutral decor throughout. Own garden which is low maintenance. Buses to Romford Town Centre and Station.

- **TWO DOUBLE BEDROOMS**
- **GROUND FLOOR**
- **GAS CENTRAL HEATED**
- **DOUBLE GLAZING**
- **OWN GARDEN**
- **NEUTRAL DECOR**
- **MODERN THROUGHOUT**
- **MODERN KITCHEN AND BATHROOM**
- **BUS ROUTES TO ROMFORD AND STATION**
- **AVAILABLE NOW**

ACCOMMODATION

LOUNGE 12' 5" x 11' 11" (3.78m x 3.63m)

KITCHEN 10' 11" x 9' 1" (3.33m x 2.77m)

BATHROOM

BEDROOM ONE 11' 11" x 9' 11" (3.63m x 3.02m)

BEDROOM TWO 10' 10" x 10' 0" (3.3m x 3.05m)

GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	69	77

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	67	78

DISCLAIMER: 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 or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.