

Reception  
15'0" x 11'2"

Kitchen  
8'11" x 8'9"

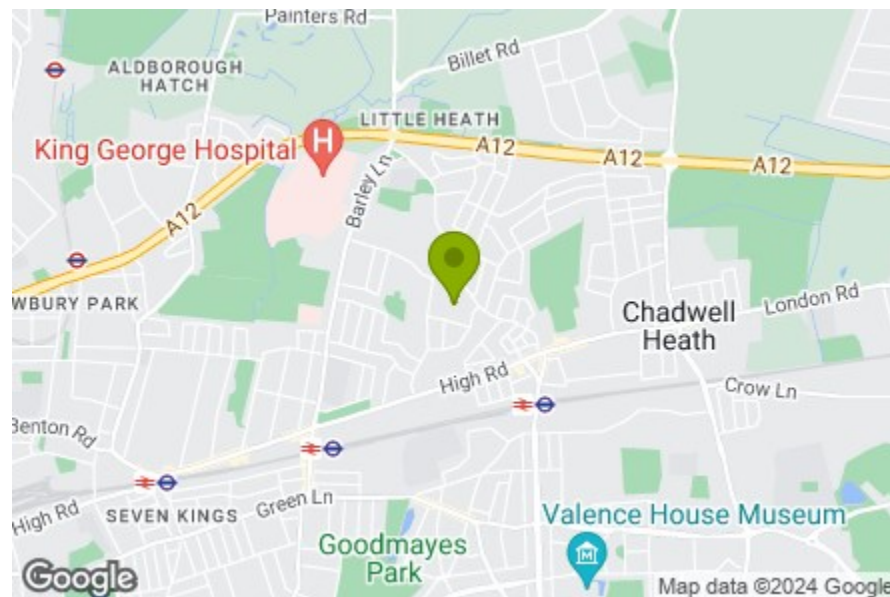
Bedroom  
9'3" x 8'11"

Bedroom  
9'5" x 7'6"

Bathroom  
8'7" x 5'2"

Total Area: 52.0 m<sup>2</sup> ... 559 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	75	76
	EU Directive 2002/91/EC	



## SHERMAN GARDENS, ROMFORD

Offers In Excess Of £250,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Separate Kitchen
- Bright Reception
- Two Double Bedrooms
- Close to St Chads Park
- Close to Chadwell Heath Station

Are you looking for a shared freehold two bedroom apartment? If so, this could be the ideal place for you. Located on the second floor of a modern low-rise block at the end of a quiet cul-de-sac in Chadwell Heath, this property is within easy walking distance of local shops, good schools, the Elizabeth Line station, and several parks and green spaces.

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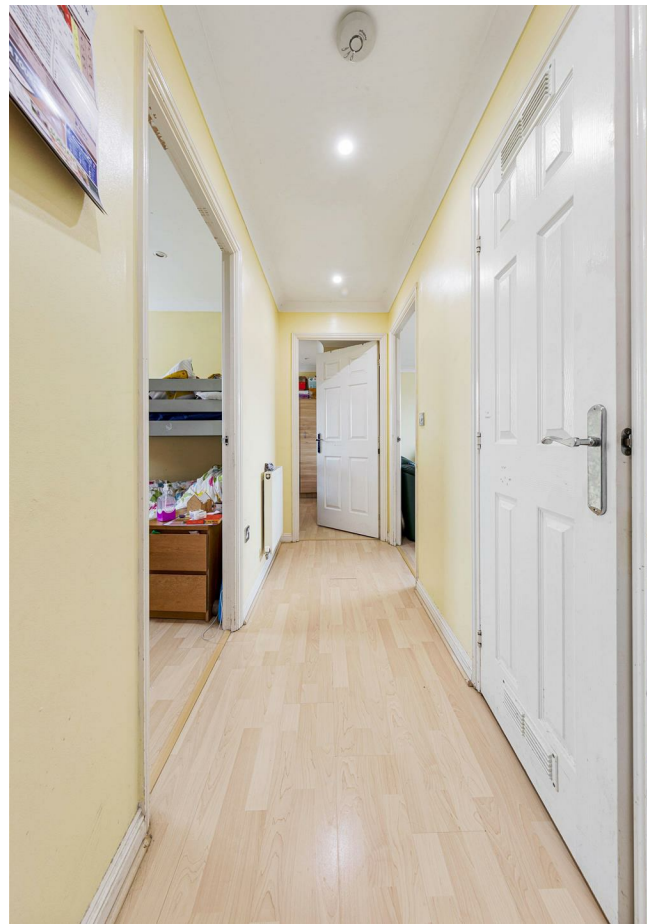
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**IF YOU LIVED HERE...**

You'd be living in a purpose-built apartment with a logical layout and contemporary décor ideally suited to modern living. Set in landscaped communal gardens, the apartment lies at the heart of a friendly residential neighbourhood with everything you need nearby. Entering via the communal front door, you come up the stairs to your own front door on the second floor. This opens into a spacious central hallway with a built-in storage cupboard, and doors to the living room, kitchen, bedrooms, and bathroom.

The living room measures 15'11" by 11'2" has a large and sunny south-facing window, and plenty of space for sofas and a dining table. The separate kitchen, also a good size, has fitted wall and floor cabinets on three sides that provide lots of worktop and storage space and house a combination of integrated and freestanding appliances. There's also a tiled splashback and another sunny, south-facing window. The main bedroom has a large fitted wardrobe with space left over for a double bed and bedroom furniture, and the second bedroom can also accommodate a double bed. The fully tiled bathroom has a window, a bath with a mixer shower and screen, and a freestanding washbasin and WC.

The apartment is in good condition throughout, with smart white and pale neutral décor, wood laminate floors, downlighters, and contemporary fixtures and fittings. It has gas central heating and is double glazed. The property comes with a share of the freehold.

**WHAT ELSE?**

- There a wide selection of shops and services along the local high street, and the town centres of Romford and Stratford are both easily accessible by car or via the Elizabeth Line.

- Chadwell Heath station on the super-fast Elizabeth Line is a 15 minute walk. From here you can be in the City in 25 minutes, the West End in 30, and Heathrow in an hour.

- There's plenty of green space nearby, from local parks to the extensive Fairlop Waters Country Park and Hainault Forest. The local parks include Crucible Park (a 7 minute walk) which has open grassland that's perfect for picnics and a play area, St Chad's Park (10 min), the oldest park in the borough with gardens, a conservation area, sports courts, and a playground, and Seven Kings Park (15 min) which is great for dog walkers and has a skate park.



**A WORD FROM THE OWNER...**

This is a great sizeable flat for an individual or couple starting out on the property ladder. With easy access to the Elizabeth Line or the Underground, the flat has been a brilliant location to get in and out of central London. Situated just off the A12 and A13, has always meant the flat is in a great location for drivers but also for visitors - it's easy to access. There are lots of nearby shops as well as leisure spaces including local parks and playgrounds as well as health care facilities too (near King George Hospital.) The high street itself offers lots of great cafes, grocery shops as well as larger well-known supermarkets (including one that's open 24hours a day)! Neighbours are friendly and it has been a really great place to live. I instantly fell in love with the place when I first viewed it and hope you will too. It holds wonderful memories for me, and I hope to pass the baton on to someone else who is looking to make themselves a home to love.

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