



St. Clements Avenue, Harold Wood, RM3 0FH Offers In The Region Of £400,000



**** TWO BED TWO BATH APARTMENT WITHIN SOUGHT AFTER MODERN DEVELOPMENT WITH ALLOCATED PARKING BY HAROLD WOOD STATION. TOP FLOOR WITH SUPERB VIEWS ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to offer to the sales market this stunning two bed, two bath top floor apartment within this sought-after modern development on St Clements Avenue, Harold Wood. The property is located within walking distance to Harold Wood Station (Elizabeth Line) as well as a number of local amenities. The property boasts lots of natural light, is well presented throughout and is one of the best layouts within the development with uninterrupted views from both bedrooms.

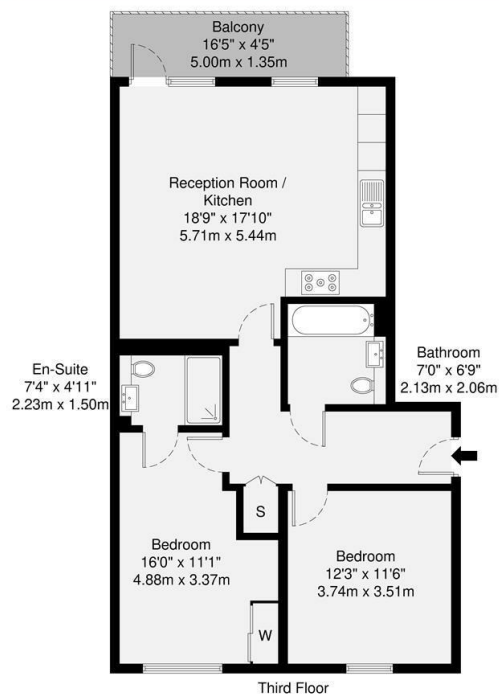
Accommodation comprises; entrance hall, open plan reception room with modern kitchen and private balcony, two spacious double bedrooms, en-suite shower room to master bedroom, and modern three piece bathroom suite. Both bedrooms boast floor to ceiling windows and uninterrupted views of the greenery below. Further benefits include one allocated gated car parking space, low maintenance charges, and being within a well maintained block within the development with only 15 flats. The property is one of the best two bedroom apartments within the development, and is bound to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- STUNNING 2 BED 2 BATH APARTMENT
- SUPERB UNINTERRUPTED VIEWS
- TOP FLOOR APARTMENT
- EXCELLENT CONDITION THROUGHOUT
- LOCATED IDEALLY BY HAROLD WOOD STATION
- GATED PARKING SPACE
- PRIVATE BALCONY
- CIRCA 850 SQ FT

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





CROSS INTERNAL AREA (GVA)
The internal area of the property
77.9 sq m / 838 sq ft

TOTAL STORAGE SPACE
Storage area including built-in
1.4 sq m / 15 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Greenhouse etc.
6.7 sq m / 72 sq ft

RESTRICTED HEAD HEIGHT
Limited on area under 1.9m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(69-81) B		
(69-80) C			(55-68) C		
(55-68) D			(38-54) D		
(38-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.