



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.

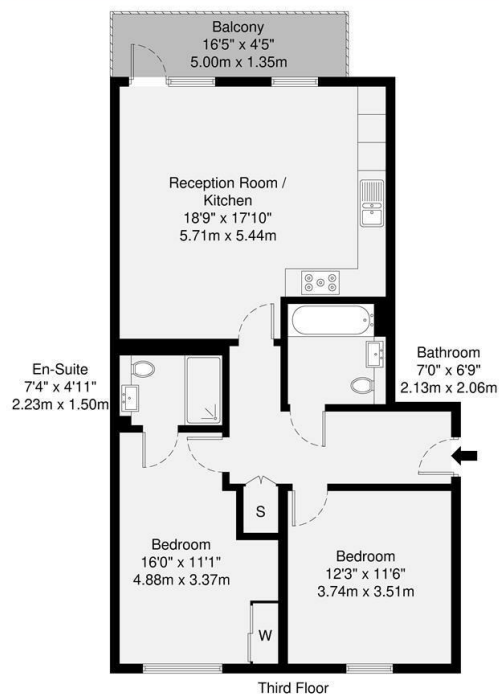
Accommodation comprises; entrance hall, open plan reception room with modern kitchen and private balcony, two spacious double bedrooms, en-suite shower room to master bedroom, and modern three piece bathroom suite. Both bedrooms boast floor to ceiling windows and uninterrupted views of the greenery below. 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, Ground floor
6.7 sq m / 72 sq ft

RESTRICTED HEAD HEIGHT
Limited areas 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-37) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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