



LODGE AVENUE, GIDEA PARK

Beautifully Presented Three Bedroom First Floor Maisonette | Backing onto Lodge Farm Park | Lounge | Kitchen/Breakfast Room | Bathroom W.C. | Rear Garden | Walking Distance to both Romford and Gidea Park Elizabeth Line Railway Stations | Internal Viewing Highly Recommended |

£375,000 Leasehold | 3 bedroom maisonette for sale



SSTC

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ESTATE AGENTS



Situated in a sought-after position backing onto Lodge Farm Park is this well presented Three-Bedroom First Floor Maisonette.

Accommodation comprises Three Bedrooms, Bathroom W.C., Lounge, and Kitchen/Breakfast Room. The property further benefits from a Rear Garden and is conveniently situated for both Romford and Gidea Park's Elizabeth Line Railway Station, Romford's Shopping Centre, and both Lodge Farm and Raphaels Parks.

An internal viewing comes highly recommended to fully appreciate the fine accommodation of offer.

Tenure: Leasehold (99 years)

Ground Rent: £200 per year

Service Charge: £0 per year



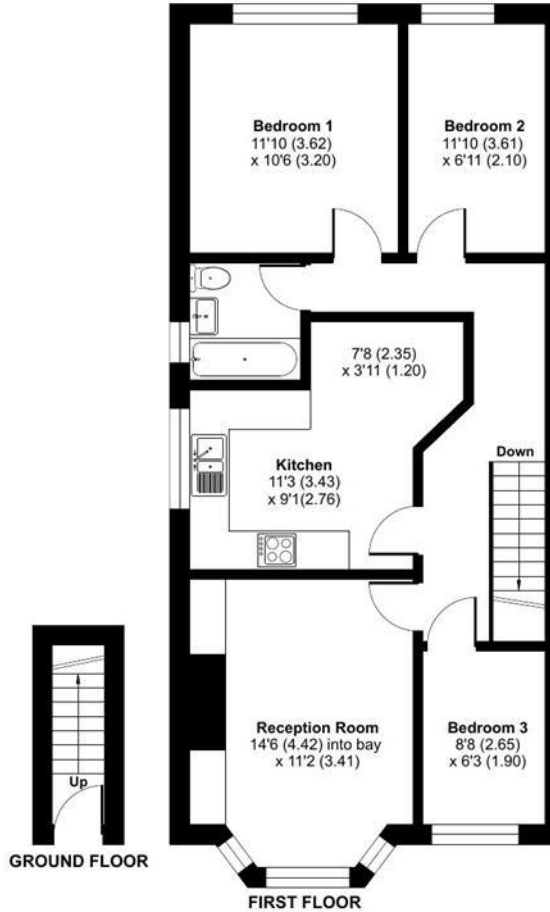
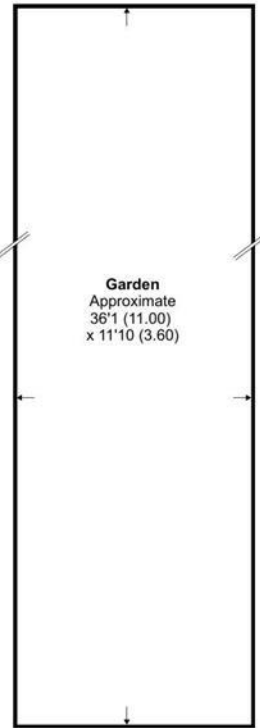
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Lodge Avenue, Gidea Park, RM2

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Charles Stratton Estates Ltd. REF: 1395960

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small> England & Wales		<small>EU Directive 2002/91/EC</small> England & Wales	
<small>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.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).</small>	

Viewing by appointment only
Charles Stratton Estates Ltd

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