



TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Redbridge | Council Tax Band: C | Floor Area: 506.00 sq ft



**CHURCHILL**  
 estates

Alveston Square, London, E18 1AQ

Guide Price £325,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)

**CHURCHILL**  
 estates

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>		70	80
	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Launching From Saturday 14th March By Appointment

Guide Price £325,000

Beautiful One-Bedroom Apartment in the Sought-After Alveston Square Development

This spacious one-bedroom apartment is located within the highly desirable Alveston Square development in South Woodford, perfectly positioned just moments from George Lane and the Central Line, making it an ideal purchase for first-time buyers or investors alike.

The property is exceptionally well presented throughout and benefits from an abundance of natural light thanks to its triple-aspect windows. Access is via secure gated entry leading to a well-maintained communal entrance serving only two apartments with stairs to the top floor landing.

Inside, the accommodation comprises a welcoming entrance hall, a generous lounge and dining area, a separate fully fitted kitchen, a spacious double bedroom with built-in mirror fronted wardrobes, and a modern bathroom/WC.

Further benefits include an allocated parking space, double glazing, electric heating, and beautifully maintained communal gardens. The property is offered chain free, ensuring a smoother and quicker purchase process.

