

TOTAL APPROX. FLOOR AREA 388 SQ.FT. (36.0 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. Made with Metropix ©2016

Council: Redbridge | Council Tax Band: C | Floor Area: sq ft



**CHURCHILL**  
estates

Eaton Court, South Woodford, E18 2JU  
£1,475 Per Month

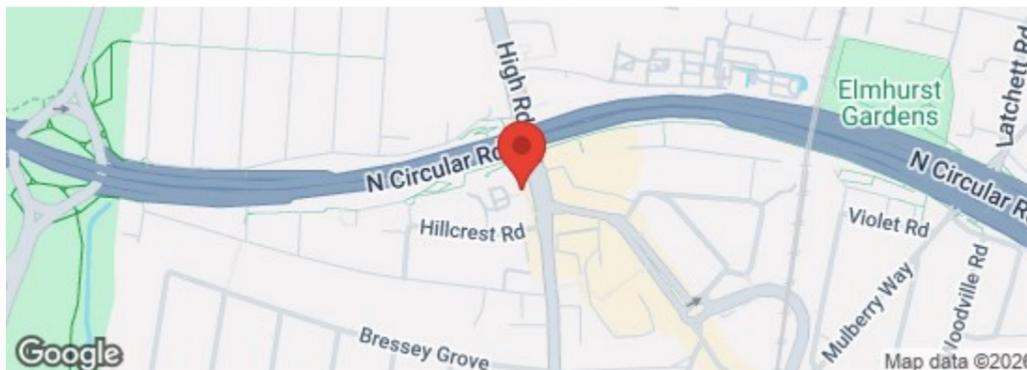
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



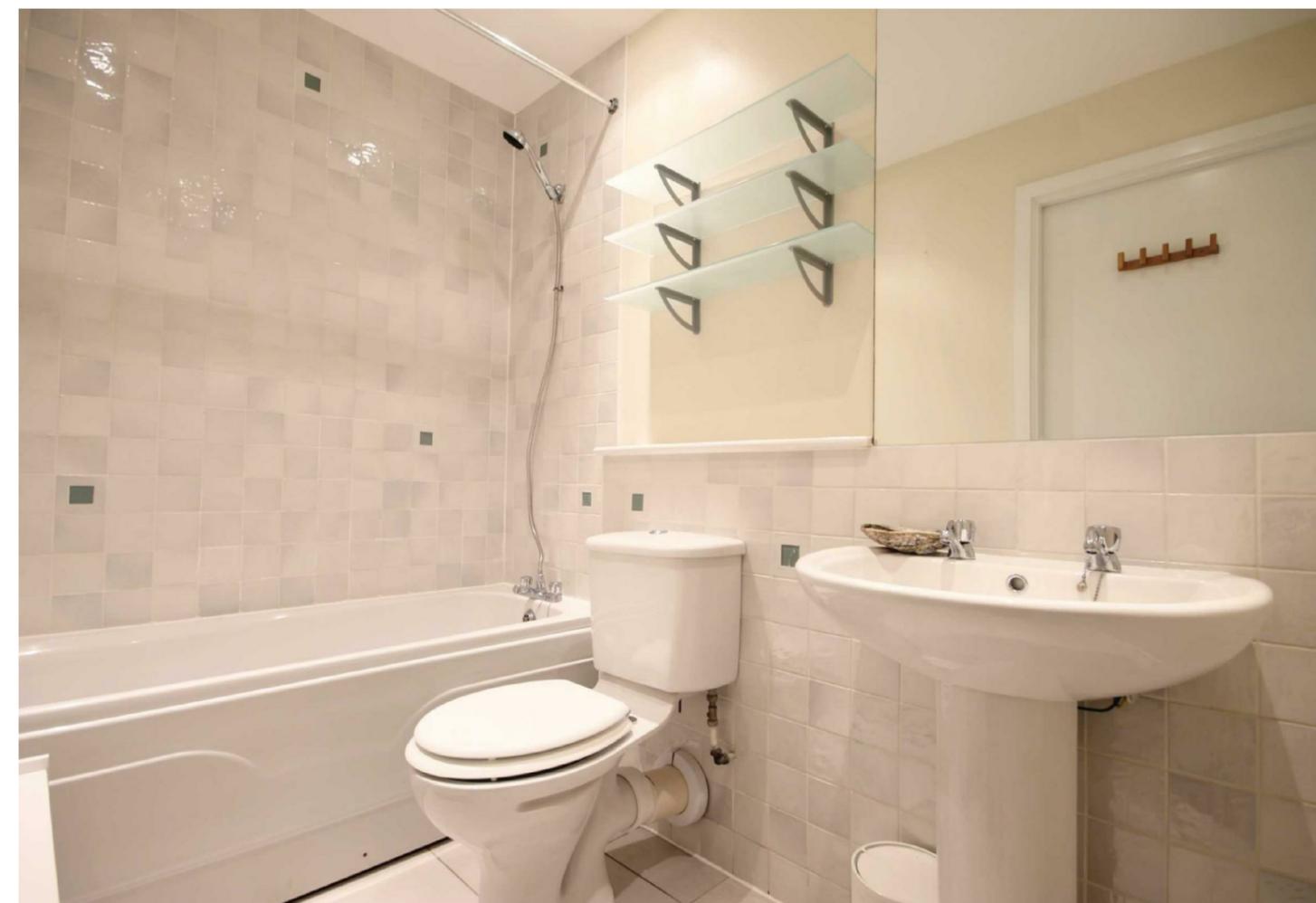
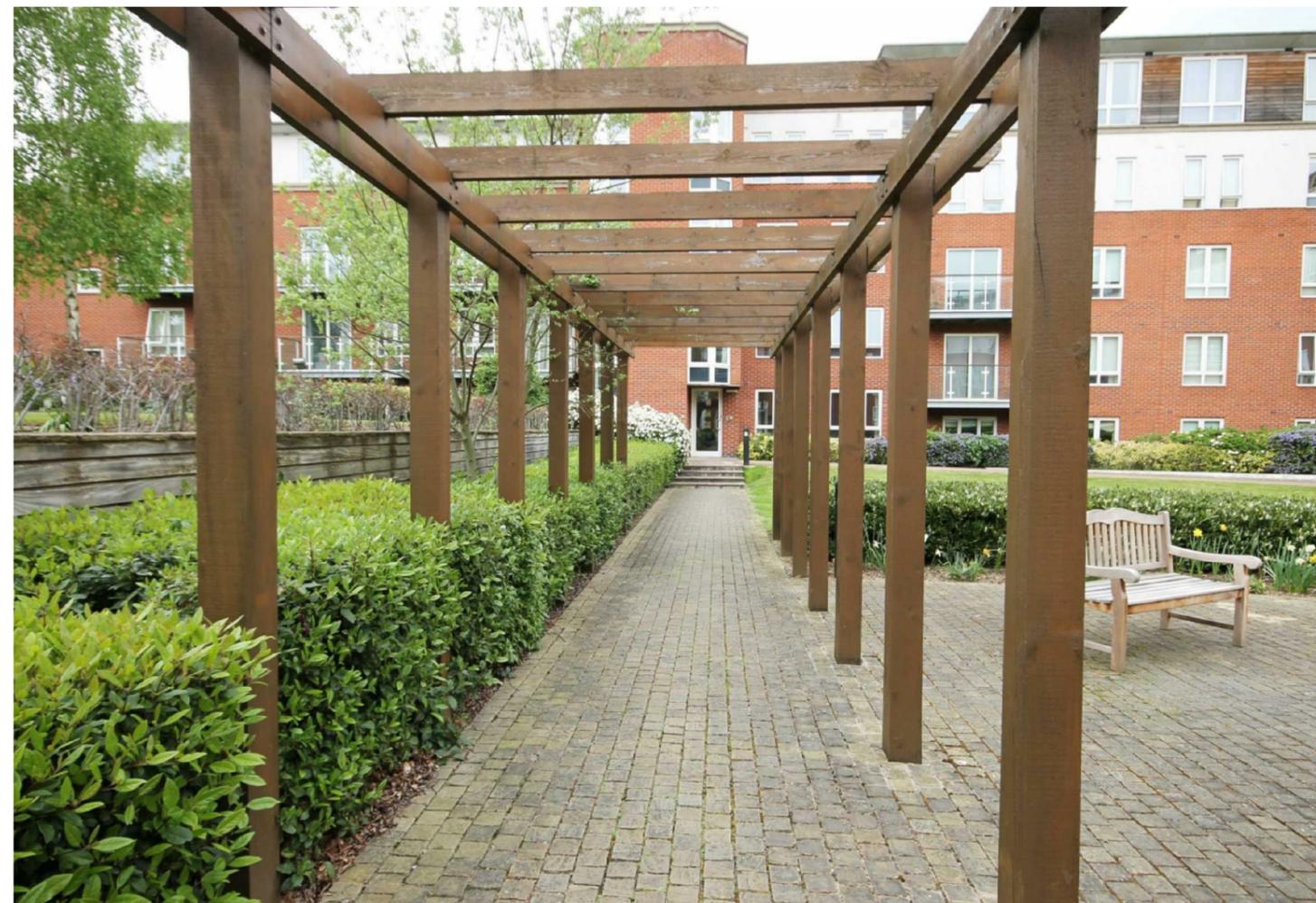
Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)

**CHURCHILL**  
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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>	<b>81</b>	<b>84</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>	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.



Available From Mid April, Churchill estates are pleased to present this charming one bedroom apartment. The property is located within close proximity to George Lane's shopping and transport facilities. This property benefits from 24 hour concierge service, gated underground parking space, entry phone security and well maintained communal gardens. Call us now on to book a viewing an avoid missing out.

