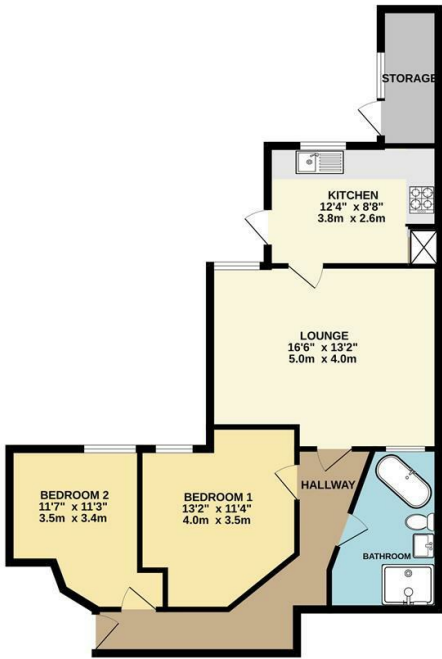




GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



To view call **0208 530 3333**
Email southwoodford@churchill-estates.co.uk

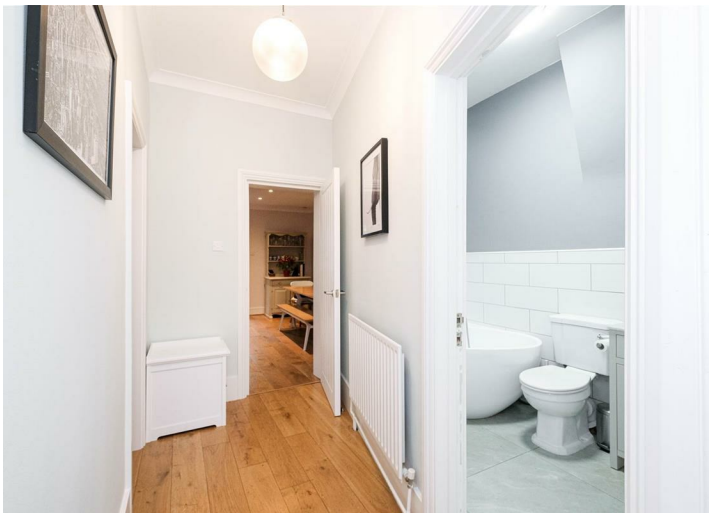
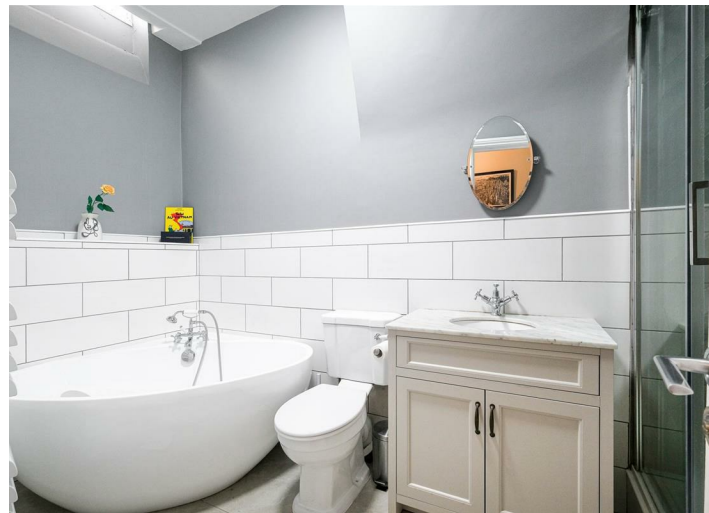
Sought After South Facing Turning | Two Double Bedroom Ground Floor Garden Flat | Own Private South Facing Rear Garden | Approved Planning Permission For Ground Floor Extension | Modernised and Refurbished Throughout | Spacious Reception With Genuine Space To Lounge and Dine | Quality Fitted Kitchen With Garden Views | Re Fitted Four Piece Bath/Shower Room With Feature Bath and Separate Shower |



Tavistock Road, South Woodford, E18 2AP
£465,000 Leasehold - Share of Freehold



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Set within arguably one of South Woodfords most highly regarded turnings, Churchill's present a rare opportunity to purchase this Two Bedroom Ground Floor Converted Apartment complete with its very own and private South Facing rear Garden and approved planning permission for a rear ground floor extension with the potential to increase both the overall square footage and also the value of this very special property.

Accommodation - The internal space of this beautiful home has been modernised and enhanced throughout by the current owners and includes a great size Reception room with the genuine space to both lounge and Dine with an adjoining Modern fitted kitchen with garden views, there is a generous size Bath/Shower Room with feature bath, wash hand basin, W.C and Separate Shower Cubicle, there is also a choice of Two true Double Bedrooms.

Exterior - The Rear Garden is the particularly special part of this property with its very own and private family size South Facing Garden, the perfect space for family parties, barbeques and with the added benefit of approved planning permission for a single story rear extension.

Front Garden - incorporates shared Off Street Parking.

Location - Set in one of South Woodfords Premier turnings within reach of both The High Road and George Lanes multiple amenities as well as South Woodford Central Line Station which will take you directly to the City and West End.

Council Tax Band B

