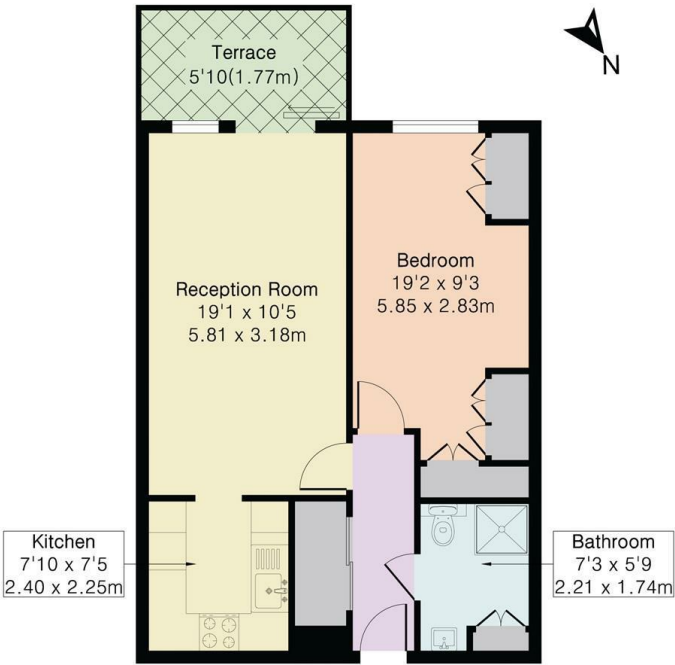




Approximate Gross Internal Area 547 sq ft - 51 sq m



Ground Floor



CHURCHILL
estates

High Road, London, E18 2PD
Guide Price £200,000 Leasehold

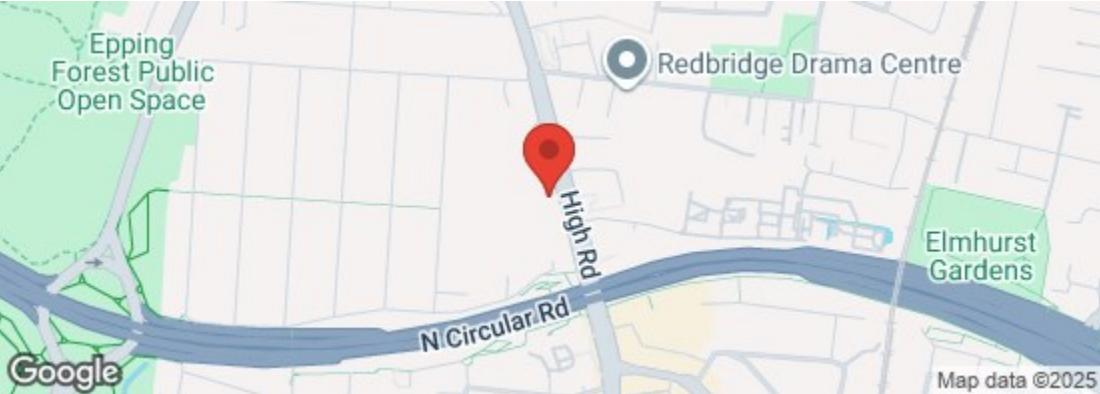
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**

CHURCHILL
estates

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.



Guide price £200,000-£225,000

Churchills are please to offer for sale this well presented and rare to the market this one bedroom CHAIN FREE GROUND FLOOR retirement flat with own access to a patio and communal gardens. The property benefits from a large double bedroom with fitted wardrobes, modern fitted kitchen and modern bathroom. The property is in a great location for local shops and South Woodford tube line and has an allocated parking space with security gates, lift service and in house manager.

Leasehold 61 Years Remaining
 Service Charge £4484.62 per Year
 Ground Rent £273 Per Year
 Council Tax Band C
 EPC TO FOLLOW

