



TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (97.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of plots, windows, rooms 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 be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

Made with SketchUp 2019

Council: Redbridge | Council Tax Band: D | Floor Area: 743.00 sq ft



CHURCHILL
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Beechwood Park, South Woodford, E182EQ
Guide Price £530,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

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		57	73
(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.



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



Launch Day 24th January - By Appointment Only

Guide Price £530,000 - £550,000

No Onward Chain and set within one of the area's most sought-after cul-de-sac locations, just off the High Road and directly opposite the greensward of The Drive, Churchill Estates are delighted to present this beautifully refurbished, purpose-built three-bedroom first-floor maisonette.

The property has been extensively improved by the current vendors and offers particularly spacious accommodation, enhanced by high period ceilings throughout. The lounge provides direct access to a private south-facing balcony, while the maisonette further benefits from its own section of a south-facing garden.

Ideally located for both Snaresbrook and South Woodford, the property is within 0.5 miles of a wide range of amenities, including Central Line stations, independent shops, cafés, restaurants, and local conveniences.

