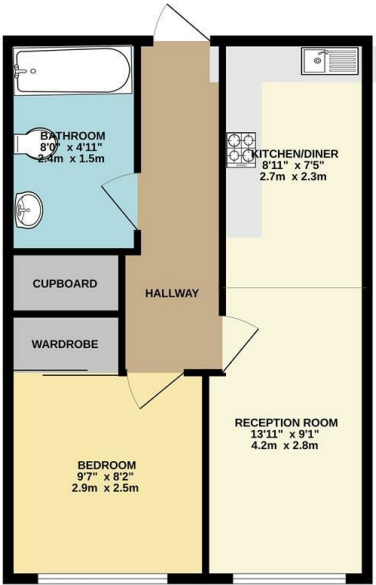




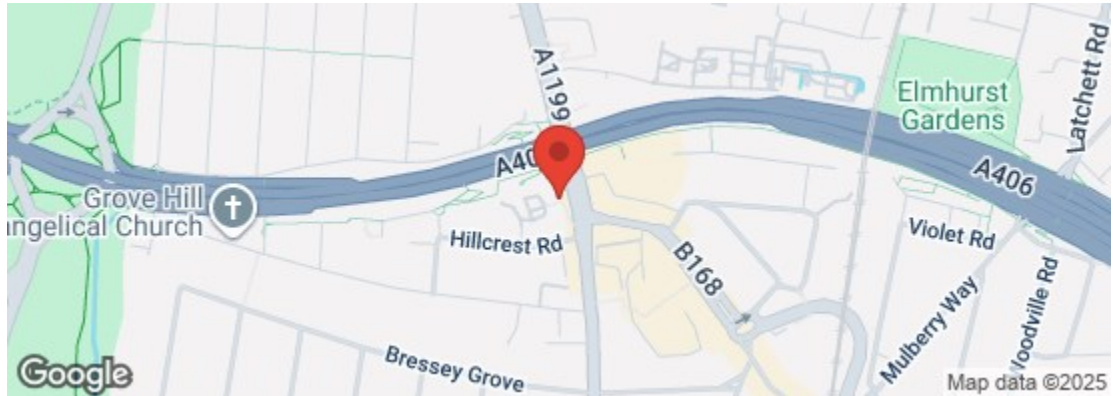
GROUND FLOOR



TOTAL FLOOR AREA: 388sq. ft. (36.0 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and equipment shown here are not intended to be guaranteed. See with Morgan & Co.

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

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.



Eaton Court, London, E18 2JU
£275,000 Leasehold

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



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



CHAIN FREE - One Bedroom Ground Floor Apartment
 Located in a sought-after development just moments from George Lane's vibrant shopping and excellent transport links, this well-presented one bedroom ground floor apartment offers comfortable, modern living in a secure environment.

Key features include:

- * Spacious entrance hall
- * Bright open-plan kitchen/living area
- * Double bedroom with fitted wardrobes
- * Contemporary bathroom
- * Double glazing throughout
- * Entry phone security system
- * 24-hour concierge service
- * Secure allocated parking
- * Beautifully maintained communal gardens

Offered chain free, this property is ideal for first-time buyers, investors, or those looking to downsize in a convenient location.

