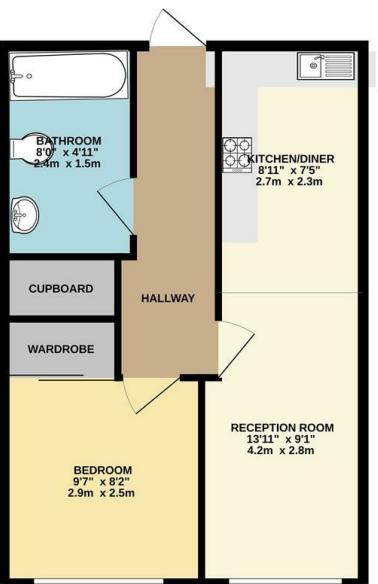




GROUND FLOOR



CHURCHILL
estates

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	75	81



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**

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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.

