



FIRST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, etc. are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements with the agent.

Council: Redbridge | Council Tax Band: C | Floor Area: 484.38 sq ft

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



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**





Offered for sale on a CHAIN FREE basis, Churchill estates are pleased to present this well presented purpose built first floor retirement apartment.

This retirement development is for sixty years and over and features a 24 hour emergency call system a visiting development manager, communal residents lounge and communal gardens, laundry room with washing and drying machines as well as a hairdressing salon.

This particular apartment comprises of a bright and spacious lounge with an adjoining modern re fitted kitchen, A double fitted bedroom and a good size bathroom.

The property also features a newly extended lease with 122 years remaining and modern fitted Fischer electric heating.

Location - Ideally located close to local shops, schools and amenities as well as excellent transport links including local bus stops, South Woodford tube station and A406.

The development has a manager on site and a 24 hour emergency Appello call system when the Development Manager is off site.

Lease remaining: 122 years  
 Service charge: £3,696.34 Per Annum  
 Ground rent: £272.74 Per Annum

