



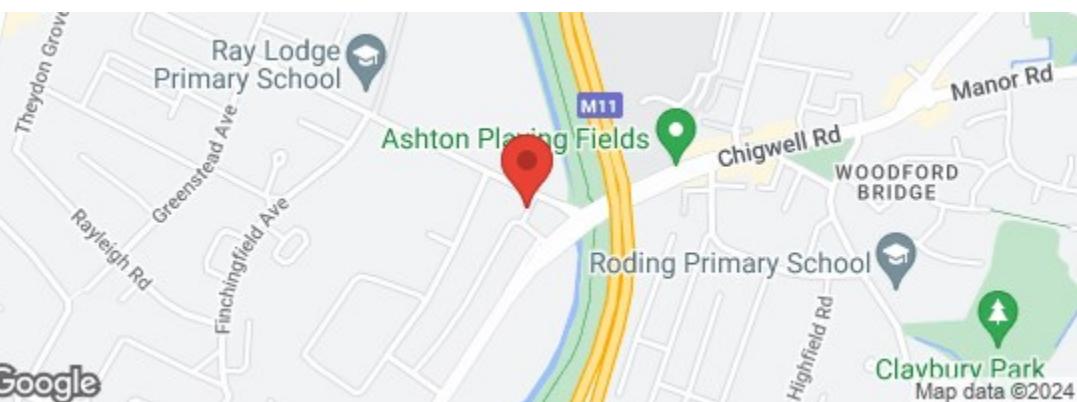
SECOND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq ft (69.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, etc are approximate only and should be used as such by any prospective purchaser. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. 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.
Map data ©2024 Google

Council: Redbridge | Council Tax Band: B | Floor Area: 746.00 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	58	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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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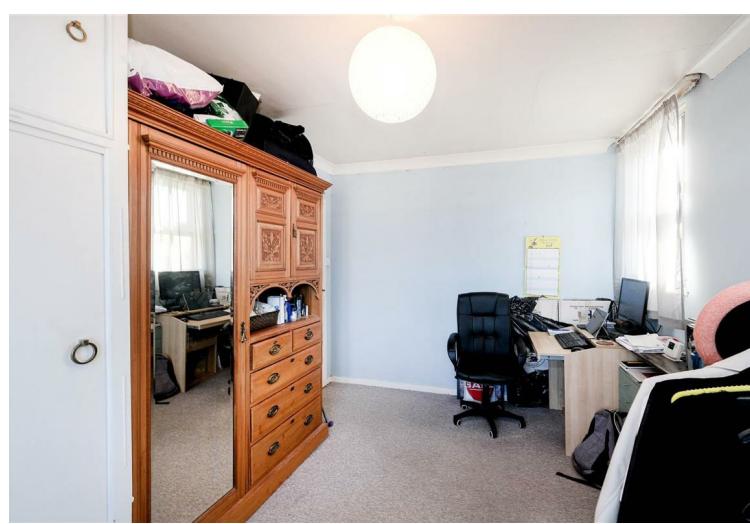
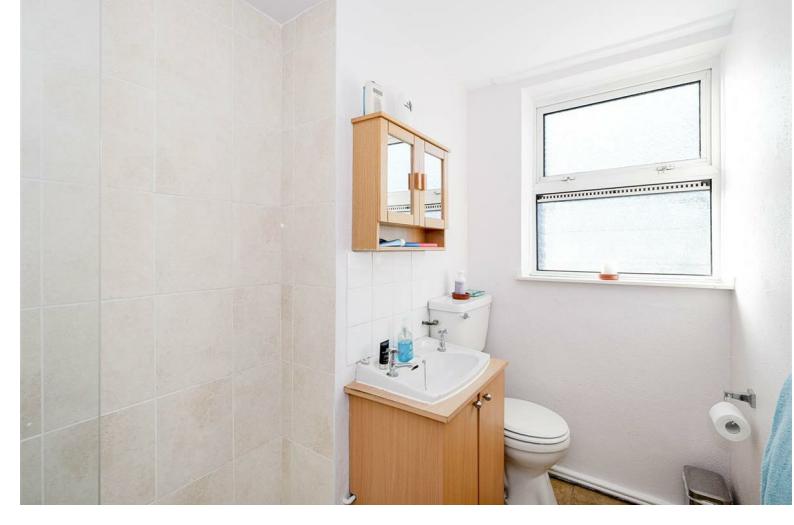
Snakes Lane East, Woodford Green, IG8 7JL
£285,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**

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A larger than average Two Double Bedroom TOP floor flat situated in a great location for local shops and Woodford Central line. The property occupies the whole of the Top floor and offers TWO double bedrooms, a large 19FT living room, fitted kitchen and balcony. The property is well located for local shops and Woodford tube line. In our opinion this is a great purchase for a first time buyer or buy to let investor.

Service charge - £1534.23 P/A

Ground Rent - £10 P/A

Council Tax - £1756.22 couple, £1317.16 with single person discount

Lease is 125 years from 23 Jan 1987

EPC TO FOLLOW