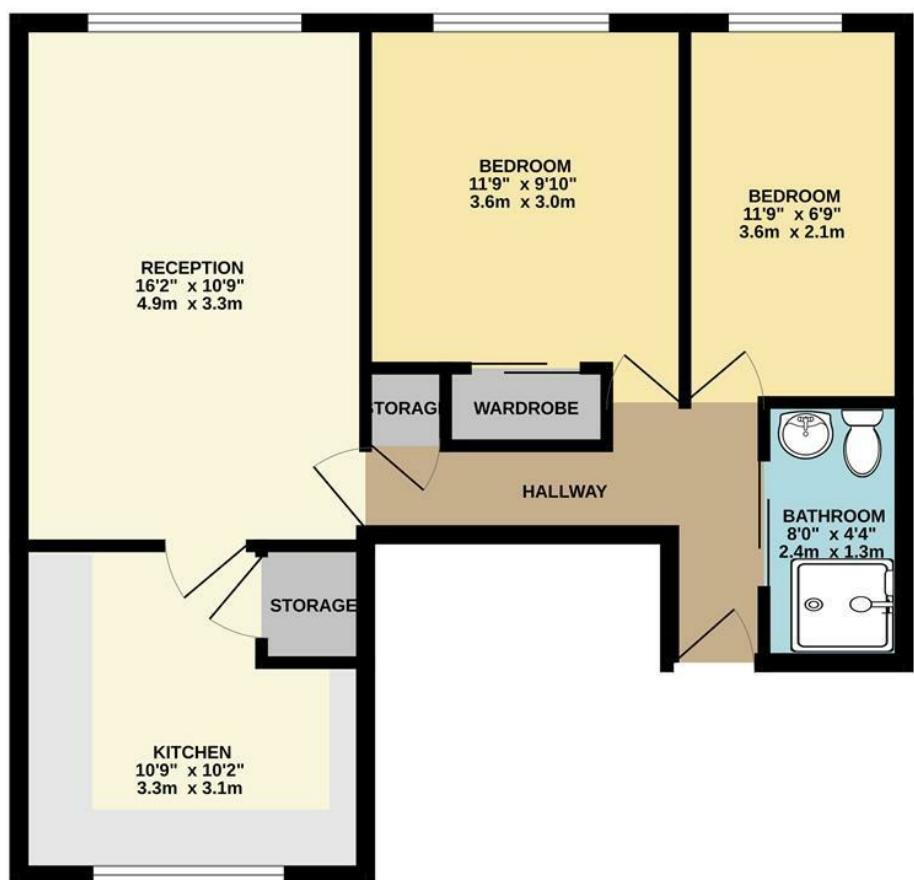


GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no guarantee is given or can be given as to their operability or efficiency can be given.  
Made with Metropix 62024

Council: Redbridge | Council Tax Band: C | Floor Area: 574.00 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	64	77
(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.



**CHURCHILL**  
estates

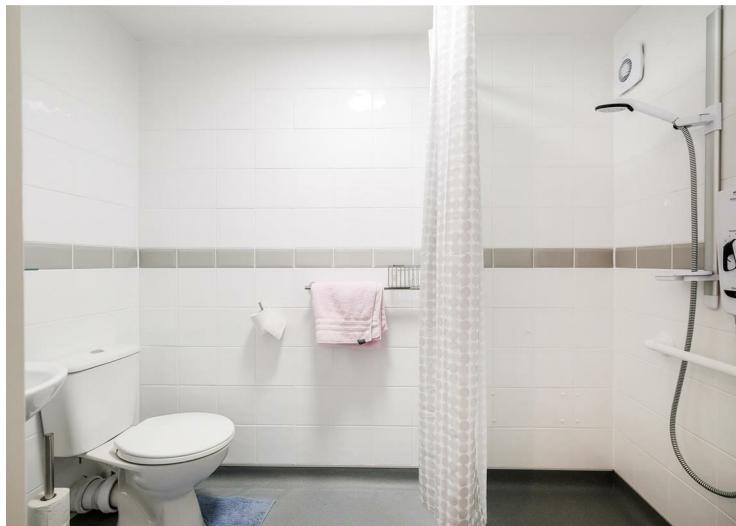
Churchfields, London, E18 2QZ  
Guide Price £325,000 Leasehold - Share of Freehold

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



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

**CHURCHILL**  
estates



Guide Price £343,000 -£350,000

Churchill estates present this Two Bedroom first floor apartment offered Chain free and set in the popular Churchfields location.

Accommodation - Located on the first floor and commencing an entrance hall with doors to the Two bedrooms, shower room and a particularly bright and spacious Lounge which boasts lots of natural light, adjoining Modern refitted Kitchen with contemporary units and stainless steel oven and hob which is also a generous size.

Exterior - Communal Grounds and car park with allocated parking space.

Location - Extremely handy for the High Road amenities as well as the cafes and restaurants of George Lane, South Woodford Central line Station is also within easy reach. This location is also perfect for Green space with both Churchfields Park and Elmhurst Gardens as well as Epping Forest.

Schooling - Parents will be pleased to know there are four Ofsted rated 'Outstanding' schools within a mile. The nearest being Churchfields Infants and Juniors School which is just a mere three minute walk away.

