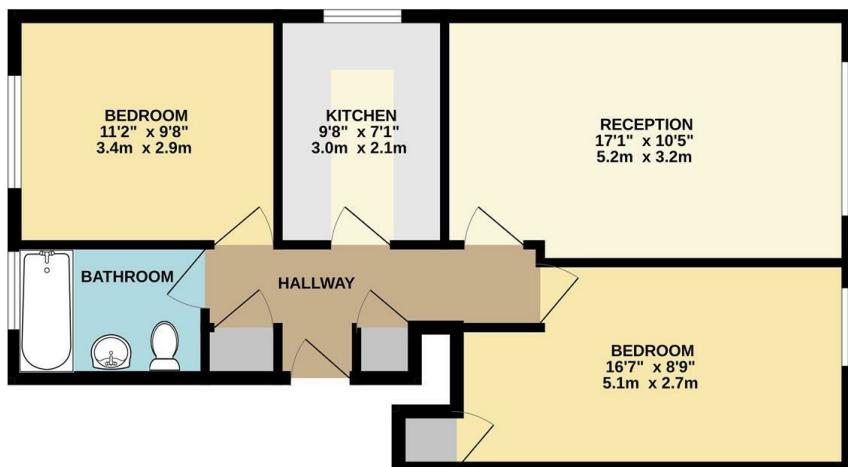


GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective buyers should be advised that they should be tested as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measuring.co.uk

Council: Redbridge | Council Tax Band: C | Floor Area: 607.00 sq ft

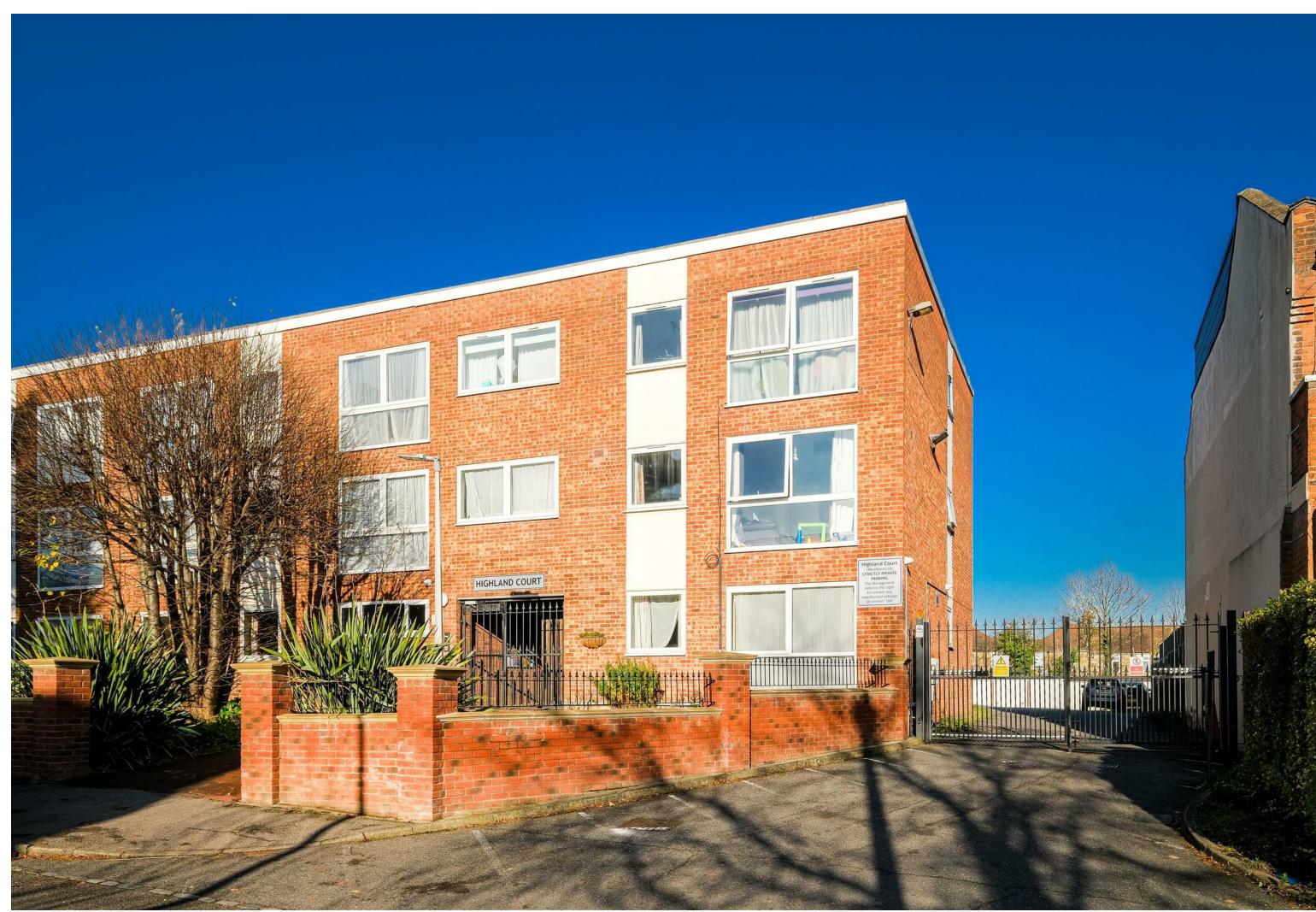
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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
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Gordon Road, South Woodford, E18 1RE
Guide Price £275,000 Leasehold

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



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



Churchill Estates are pleased to present this chain-free modernisation opportunity – a two-bedroom ground floor apartment offering significant potential and sold with a simultaneously extended lease. The new lease will add 99 years to the existing 51 years and will also abolish the ground rent, creating a highly appealing long-term investment proposition.

Located within a popular gated development on Gordon Road, directly opposite the beautiful Elmhurst Park, this property is ideal for buyers seeking a project with excellent future value.

Accommodation

- Entrance hall
- Spacious lounge
- Two bedrooms
- Family bathroom

Exterior

- Well-kept communal gardens
- Residents' car park

Location

Perfectly positioned opposite Elmhurst Gardens, offering scenic walks, tennis courts and a playground. South Woodford Underground Station (Central Line), George Lane's shops, cafés, pubs and restaurants, and a wide range of local amenities are all approximately a 10-minute walk away.