

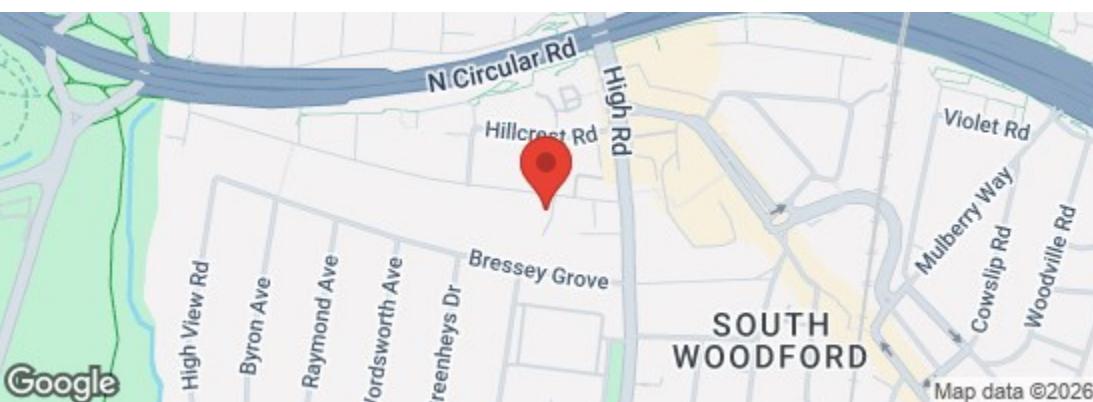


Approximate Gross Internal Area 463 sq ft - 43 sq m



Council: Redbridge | Council Tax Band: C | Floor Area: 463.00 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	76	77
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

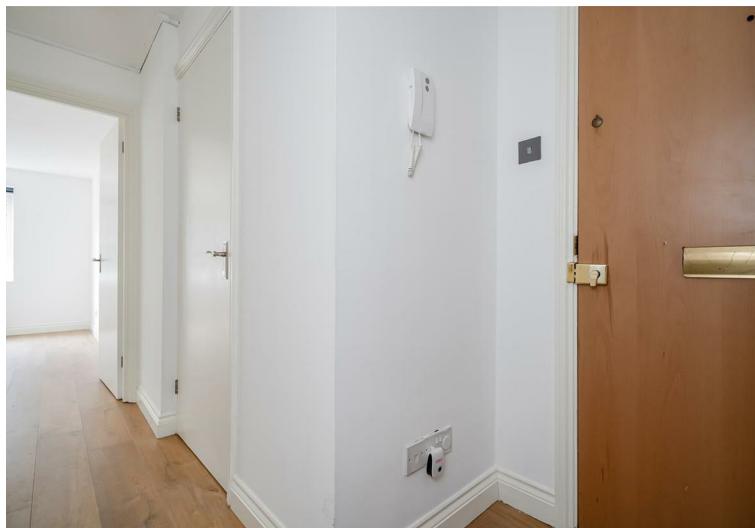
CHURCHILL
estates

Cowley Court, London, E18 2JS
Guide Price £285,000 Leasehold - Share of Freehold

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



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



Churchill Estates are pleased to offer this modern one-bedroom ground floor apartment, ideally located for city commuters.

Situated just off the High Road in South Woodford, the property is within easy walking distance of George Lane's shops, bars, and restaurants, as well as South Woodford Central Line station. Excellent transport links provide swift access to the City, with Stratford reachable in approximately 15 minutes and Liverpool Street in around 20 minutes.

The apartment features a modern fitted kitchen with integrated appliances, a contemporary bathroom with shower over bath, laminate flooring throughout, a double bedroom, and a well-proportioned living room. Further benefits include its own private parking space directly adjacent to the apartment.