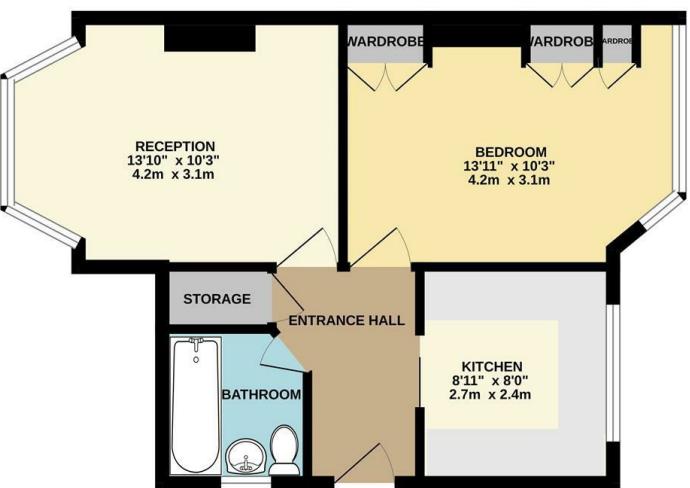




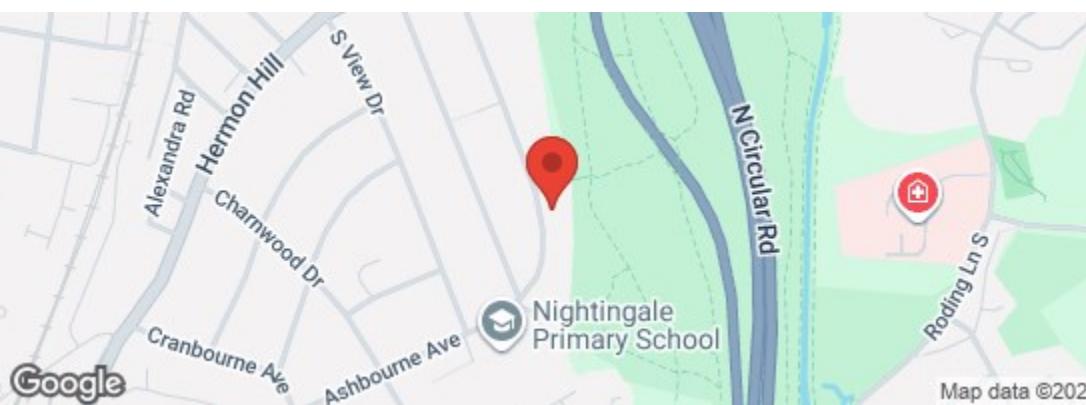
GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and should not be relied upon for any legal purpose or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is to be used as a guide only and should not be relied upon as to their operability or efficacy can be given.  
Made with Measure 0320

Council: Redbridge | Council Tax Band: C | Floor Area: 428.00 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.

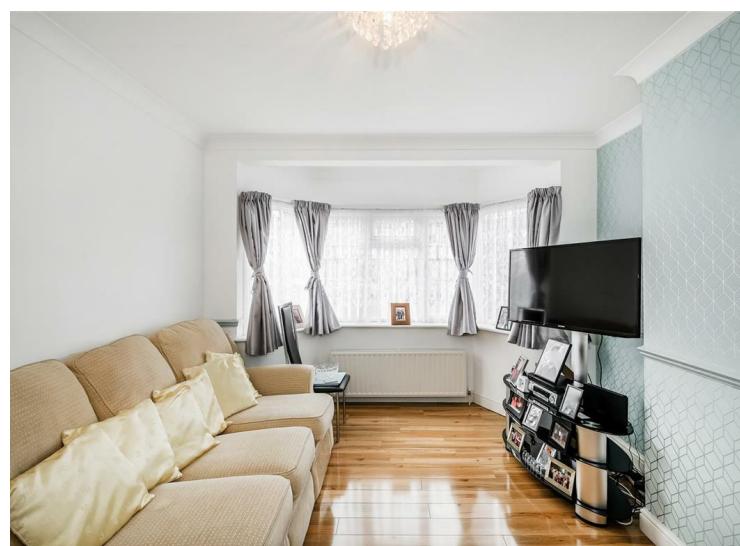
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

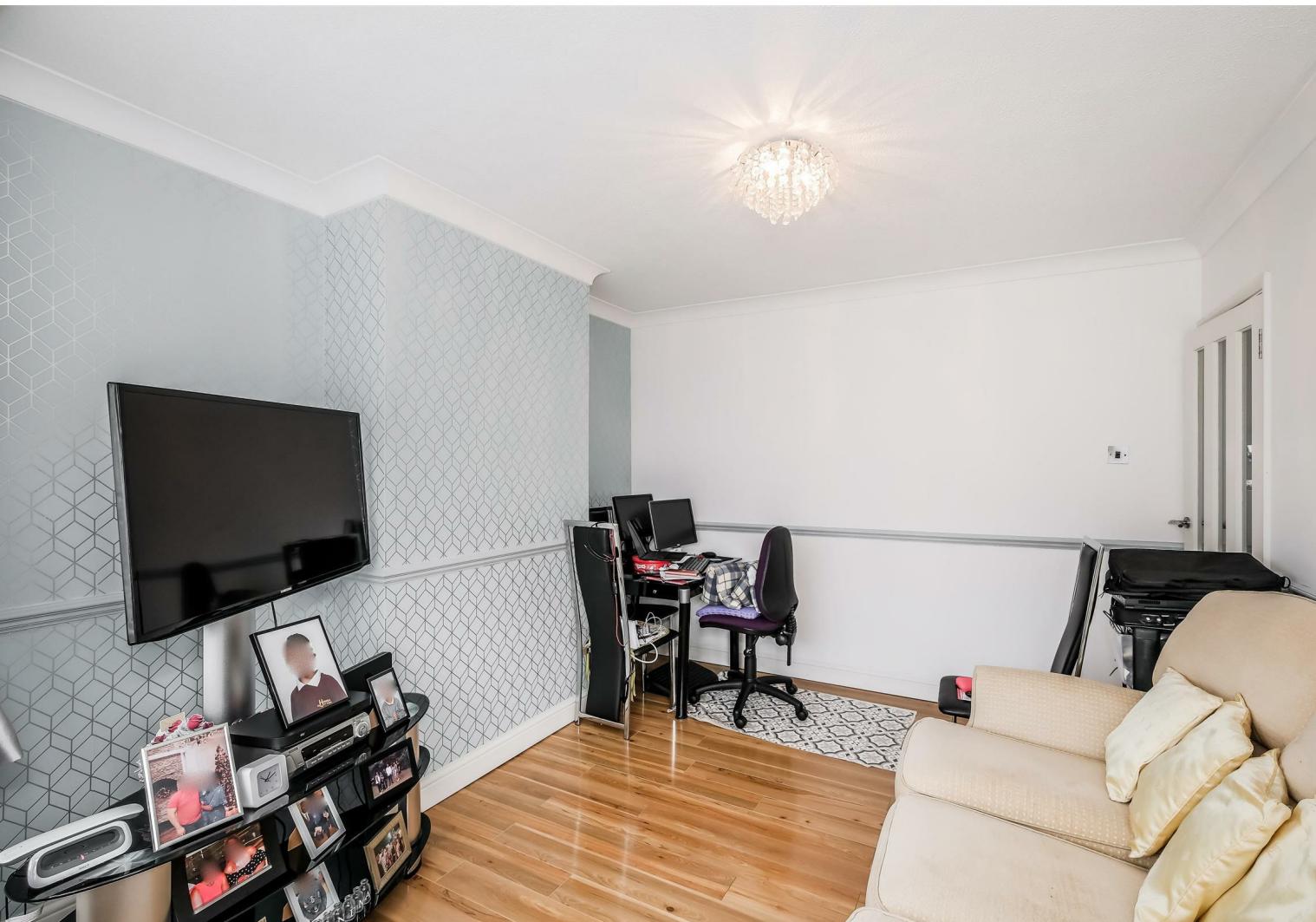
Onslow Gardens, South Woodford, E18 1NA  
Price Guide £315,000 Leasehold

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



**CHURCHILL**  
estates

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



Situated on the popular 'Nightingale Estate' is this GROUND FLOOR purpose built maisonette featuring its own front entrance and own private section of rear garden. Boasting spacious accommodation throughout & has been well maintained by the current owner, the property comprises of a bright a spacious living room which features bay window, double bedroom with views over own section of rear garden, generous sized kitchen & bathroom suite. The apartment is conveniently located just a short walk to both South Woodford's Central Hub & Wanstead High Street, which leaves you spoilt for choice with multiple shops, restaurants and cafés as well as both Central Line Station's.

lease length 132 Years Remaining  
NO SERVICE CHARGE  
GROUND RENT £20 PER YEAR  
EPC TO FOLLOW

