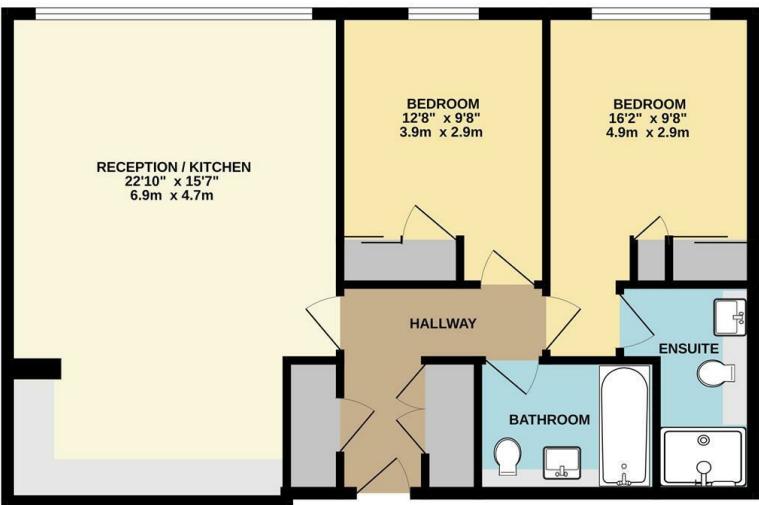




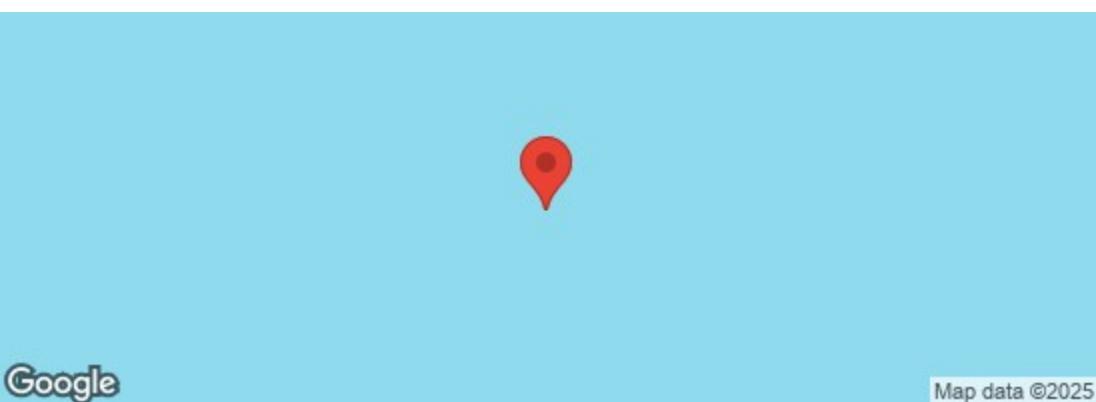
GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained, measurements of doors, windows, rooms and other features are approximate. No guarantee is given that any dimensions or areas are exact. This plan is for illustrative purposes only and should 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.  
Made with Measuring.com

Council: Redbridge | Council Tax Band: D | Floor Area: 786.00 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



**CHURCHILL**  
estates

High Road, London, E18 2JT  
Guide Price £475,000 Leasehold

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



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



GUIDE PRICE £475,000-£490,000

Located in this prime residential location, Churchill estates are pleased to present this Purpose Built Apartment set on the fourth floor of this modern and sought after development with many contemporary features throughout and the benefit of a 24hr Concierge Service.

The property boasts Two Double Bedrooms and Two bathrooms as well as a good size Open Plan/Reception/Kitchen and externally the development features pleasant communal lawns and seating areas.

The location really is ideal for anyone looking for everything literally on your door step, including restaurants, bars, local shops, cafes and South Woodford Central Line Station which is just a gentle stroll away.

Ground rent £250  
Service charge £330 per month  
Lease 104 years left  
Council band D  
EPC To Follow

