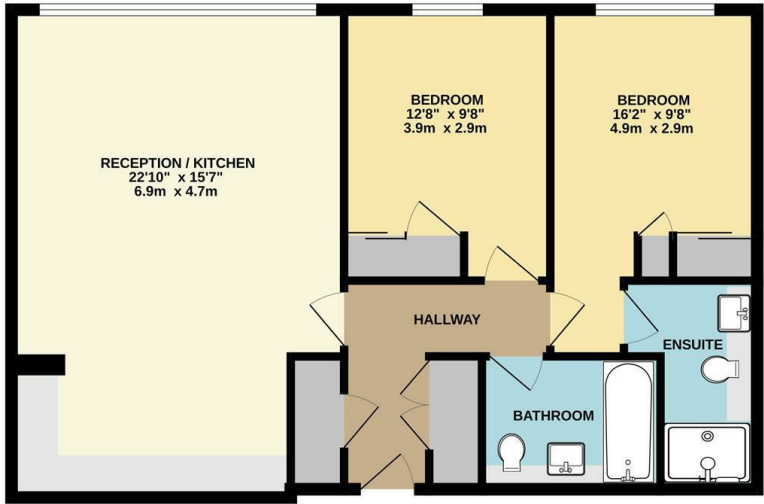




GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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**

CHURCHILL
estates

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

Map data ©2025

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.



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

