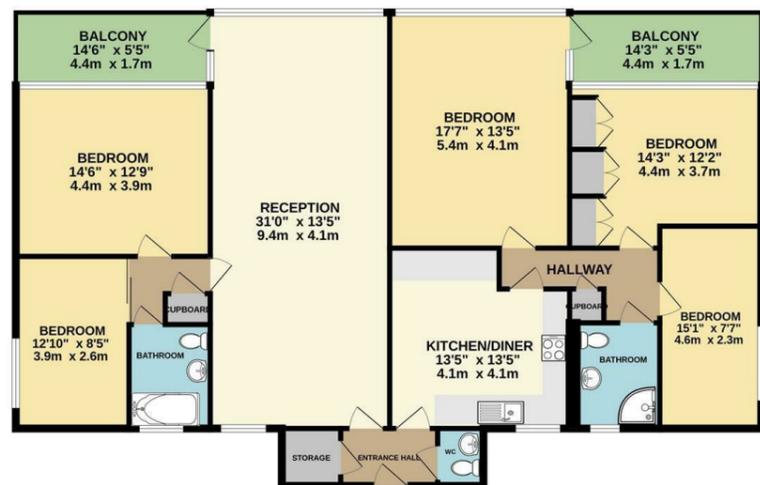




FIRST FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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. Made with Measure ©2020

Council: Redbridge | Council Tax Band: F | Floor Area: 1664.00 sq ft



Walbrook, Woodford Road, South Woodford, E18 2EG
 Price Guide £925,000 Share of Freehold

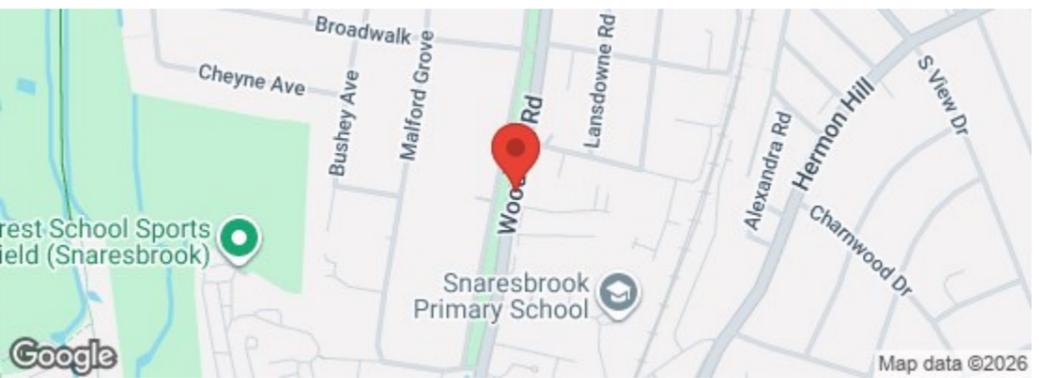
Bedrooms: 5 | Reception Rooms: 1 | Bathrooms: 2



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



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		73	81
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.



GUIDE PRICE £925,000-£950,000

RARE TO THE MARKET. Churchill Estates are pleased to present this purpose-built SHARE OF FREEHOLD first floor apartment set within the most highly regarded development along the Woodford Road. The property features extremely spacious living accommodation which includes an 31ft long Living room, separate kitchen diner, five bedrooms two bathrooms and separate WC. It has an abundance of storage space. The property is full of natural light boasting multiple wall to wall windows.

It also benefits from two large rear-facing balconies perfect for quiet relaxation. The property also has a lift service, plenty of visitors' parking, CCTV and two garages En bloc.

Externally the property features extensive landscaped communal gardens.

WALBROOK is ideally situated near the superb amenities of South Woodford, which boasts a wide selection of supermarkets, stores, dining options, pubs, and coffee shops. In the area, there is an iconic Art Deco cinema and the stunning green expanses of Epping Forest. Additionally, Wanstead High Street presents a variety of attractions to explore.

It is within walking distance of the South Woodford and Snaresbrook central line stations with an easy commute to both Liverpool Street and Canary Wharf. Education - For those considering schools as part of their search criteria, there are several schools nearby with good and outstanding Ofsted ratings, including Forest Independent School and Snaresbrook Primary.

Council Tax Band: F
Share of Freehold: Lease term 95 Years remaining

