



CHURCHILL
estates

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq ft (140.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The service, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
Data with permission 02/2022

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		
EU Directive 2002/91/EC		



FREEHOLD
COUNCIL TAX BAND F
EPC E

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.

Four-bedroom | halls adjoining semi-detached home | Chain Free | Two Receptions | Period Features | Close to South Woodford Tube Line | Modern Kitchen | Modern bathroom | Cellar | Loft Storage | Gas Central heating | Double Glazed | Off Street Parking

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Lansdowne Road, South Woodford, E18
Guide Price £1,100,000 Freehold



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To view call **0208 530 3333**
Email southwoodford@churchill-estates.co.uk

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GUIDE PRICE £1,100,000 - £1,200,000

VIEWINGS COMMENCING SATURDAY THE 1ST OF OCTOBER BY APPOINTMENT ONLY

This stunning four-bedroom halls adjoining semi-detached home is situated in one of South Woodford's Premier Tree Lined Turnings. Offering FOUR Bedrooms, Two Receptions and large kitchen /Diner and Cellar. Upstairs offers Four bedrooms all with high ceilings and period features plus a family bathroom. The home offers more scope to extend into the loft and to the rear. Outside there is off street parking to the front and a Beautiful, landscaped Rear Garden with a decking area. The location of the property is perfect for South Woodford and Wanstead local high streets along with bars, restaurants and local supermarkets. Early viewing is advised to avoid disappointment

FREEHOLD
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