



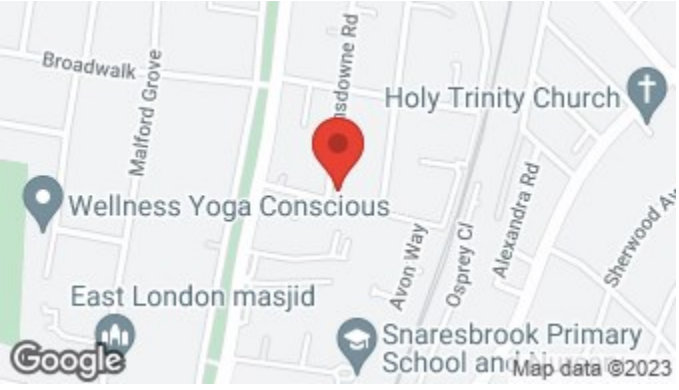
Four-bedroom | halls adjoining semi-detached home | Chain Free | Two  
Receptions | Period Features | Close to South Woodford Tube Line | Modern  
Kitchen | Modern bathroom | Cellar | Loft Storage | Gas Central heating |  
Double Glazed | Off Street Parking



# Lansdowne Road, South Woodford, E18

## Guide Price £1,100,000 Freehold

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		



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.



To view call **0208 530 3333**  
Email [southwoodford@churchill-estates.co.uk](mailto: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  
COUNCIL TAX BAND F  
EPC E