

Approximate Gross Internal Area 782 sq ft - 73 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Redbridge | Council Tax Band: D | Floor Area: 807.00 sq ft



Alveston Square, South Woodford, E18 1AQ  
Guide Price £425,000 Leasehold

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

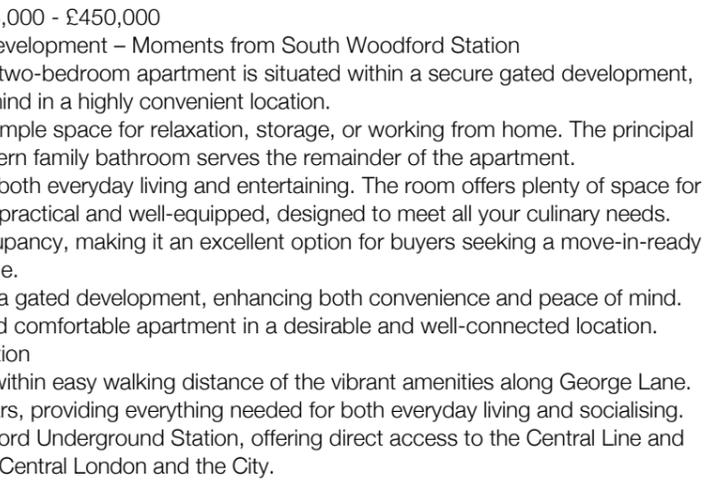
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	81



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.



Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)



GUIDE PRICE £425,000 - £450,000

Spacious Two-Bedroom Apartment in Secure Gated Development – Moments from South Woodford Station  
Ideal for first-time buyers and investors, this well-presented and spacious two-bedroom apartment is situated within a secure gated development, offering both comfort and peace of mind in a highly convenient location.

The property features two generously sized double bedrooms, providing ample space for relaxation, storage, or working from home. The principal bedroom benefits from an ensuite shower room, while a modern family bathroom serves the remainder of the apartment. At the heart of the home is a bright and spacious reception room, ideal for both everyday living and entertaining. The room offers plenty of space for a comfortable seating area as well as a dining area. The fitted kitchen is practical and well-equipped, designed to meet all your culinary needs. The apartment is well maintained throughout and ready for immediate occupancy, making it an excellent option for buyers seeking a move-in-ready home.

Additional benefits include an allocated parking space and the security of a gated development, enhancing both convenience and peace of mind. This property represents a fantastic opportunity to acquire a stylish and comfortable apartment in a desirable and well-connected location.

Location

Alveston Square enjoys a prime position in the heart of South Woodford, within easy walking distance of the vibrant amenities along George Lane. The area offers an excellent selection of shops, cafes, restaurants, and bars, providing everything needed for both everyday living and socialising. For commuters, the property is just a one-minute walk from South Woodford Underground Station, offering direct access to the Central Line and providing fast connections into Central London and the City.