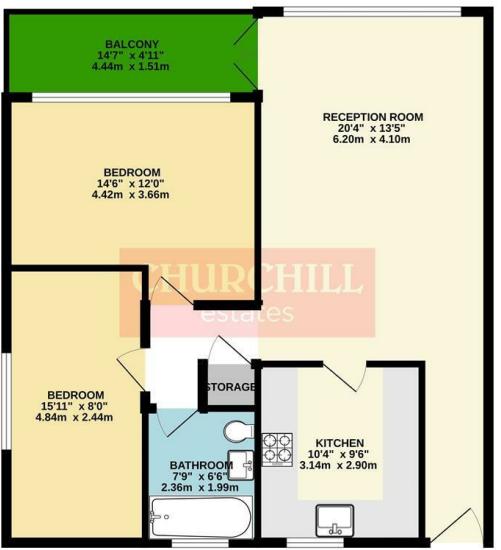




THIRD FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



Council: Redbridge | Council Tax Band: D | Floor Area: 753.00 sq ft

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



**CHURCHILL**  
estates

Walbrook Woodford Road, London, E18 2EG  
Price Guide £475,000 Share of Freehold

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



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**

**CHURCHILL**  
estates



Offered for sale on a **CHAIN FREE** basis and after undergoing complete modernisation and refurbishment to a high standard of specification, Churchill estates are pleased to present this **TWO** Double Bedrooomed apartment set on the third floor (lift service) of this prestigious development which overlooks Greensward and The Drive.

The apartment boasts particularly Bright and Spacious accommodation which boasts a great size Reception room complete with double doors opening to a Private Balcony with stunning far reaching views and with enough space for a table and chairs, the sleek and contemporary Kitchen is located just off the Reception and comes complete with Quartz work surfaces and integrated high end appliances, both the Bedrooms are doubles and the family Bathroom is modern complete with rainfall style shower over the paneled bath.

Externally the property features well tended communal gardens and the convenience of a GARAGE en bloc.

The development is within easy reach of both Snaresbrook (0.5 miles) and South Woodford Central Line Stations (0.6 miles) as well as both High Street amenities including major supermarkets, restaurant's, cafes and Odeon Cinema.

EPC RATING: C

Council Tax Band: D

Lease Information: 158 years from 29 September 1962 (104 years currently remain)

Service Charge: £2,500 per annum (Reviewed annually)

Ground Rent: N/A

