

TOTAL APPROX. FLOOR AREA 1895 SQ.FT. (176.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is illustrative purposes only. It should be used as a guide to the 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 Makroplan (2021)



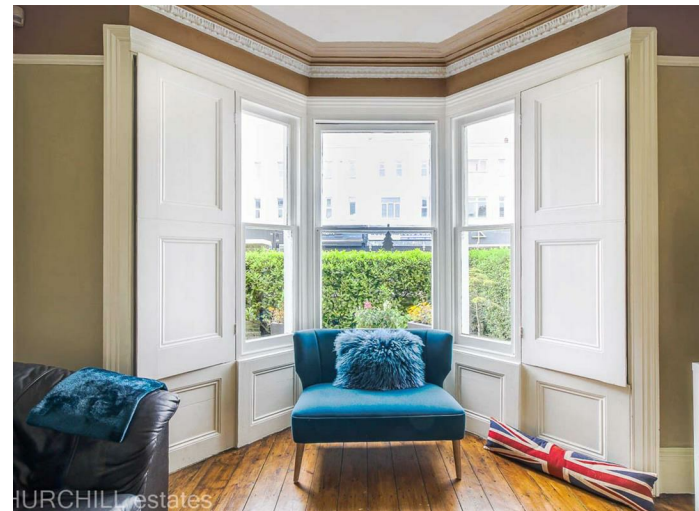
High Road, South Woodford, E18 2QP
 Price Guide £980,000 Freehold

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		



Council Tax Band: G
 EPC: D
 Freehold

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



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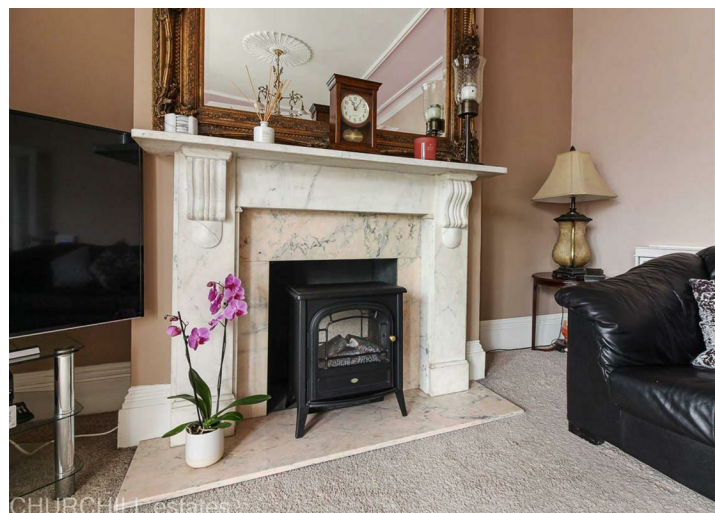
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GUIDE PRICE £980,000 - £1,000,000. RE LAUNCH Saturday 12th MARCH By Appointment. Rare To The Local Market. "Georgian Splendour" This quite beautiful example of a Late Georgian Three Storey Town House complete with Wrought Iron Balcony Facade and Canopy as well as a wealth of period features throughout. The particularly spacious and flexible accommodation comprises of 4/5 Bedrooms and or 2/3 Receptions plus a great size Kitchen/Breakfast room. Viewing this property really does feel like experiencing a piece of History with its high ceilings, ceiling roses, sash windows and even window shutters to the front Lounge. The first floor Drawing room has a real feeling of elegance ,approached via double doors and with an imposing Fire place and complete with Balcony views. Externally the property boasts a good size and West facing rear garden with lawn and patio areas as well as the convenient addition of an Outbuilding. The property also comes with the added benefit of a Garage which is located conveniently en bloc within only approximately 50 meter's of the property,