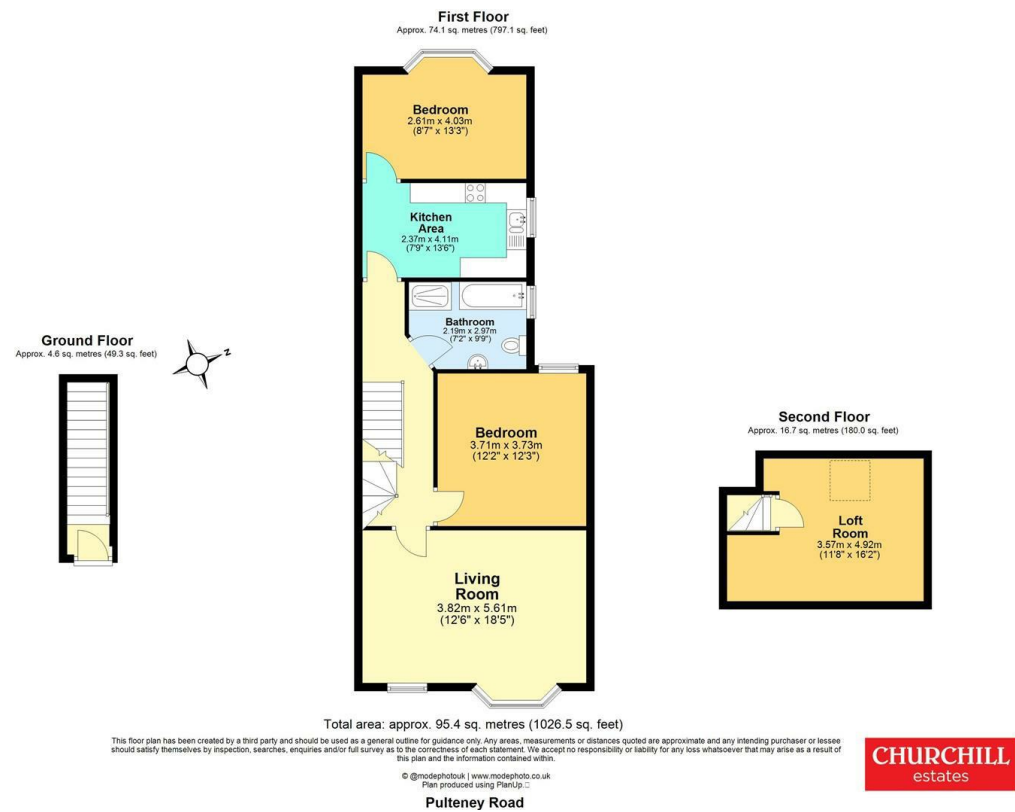




Council: | Council Tax Band: | Floor Area: 1097.93 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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Pulteney Road, London, E18 1PS
Offers In Excess Of £450,000 Leasehold - Share of Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



Chain Free - A characterful three-bedroom maisonette on Pulteney Road, South Woodford, offering bright and well-balanced living across multiple levels while blending period charm with modern convenience.

The first floor features a generous living room with high ceilings and large windows, a fitted kitchen, and two well-proportioned bedrooms. The upper maisonette level hosts a versatile third bedroom, ideal as a principal suite, guest room, or home office. A contemporary bathroom and useful hallway storage complete the layout, while excellent natural light enhances the sense of space throughout.

Set on a peaceful residential road, the property is just a two-minute walk from South Woodford Station (Central Line), providing swift access to the City and West End. A wide range of local shops, cafés, restaurants, green spaces, and excellent schooling options are all close by, making this a well-rounded home in a highly sought-after location.

