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Residential Sales & Lettings

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Beechwood Park, South Woodford, E18 2EQ

Offers In Excess Of £525,000 Leasehold

This large three-bedroom, first-floor flat enjoys a prime location within easy reach of the amenities of both South Woodford and Wanstead. Residents benefit from an excellent selection of supermarkets, boutique shops, restaurants, bars, cafés, a cinema, a post office and a library.

The accommodation comprises a spacious living room with a small balcony overlooking the rear garden, a fitted kitchen and a bathroom. One of the standout features of this property is its large private garden, offering excellent outdoor space.

The flat has recently been refurbished, including upgrades to the heating system and electrics. Additional benefits include double glazing and a long lease.

The property's excellent location provides easy access to local amenities, transport links and green spaces, making it an ideal choice for those seeking both convenience and a strong sense of community.

In summary, this three-bedroom flat in Beechwood Park presents a fantastic opportunity for buyers looking to settle in a vibrant area of London. With its spacious accommodation, large private garden and prime location, this property is sure to attract interest from a variety of buyers.

Telephone or email to arrange a viewing.

Living Room
12'8" x 11'10" (3.87 x 3.63)

Kitchen
7'1" x 10'5" (2.18 x 3.19)

Bedroom
9'3" x 7'1" (2.83 x 2.17)

Bedroom
12'9" x 12'0" (3.89 x 3.67)

Bedroom
10'9" x 10'5" (3.29 x 3.19)

Bathroom
6'3" x 6'11" (1.91 x 2.13)

Large Rear Garden

Disclaimer
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





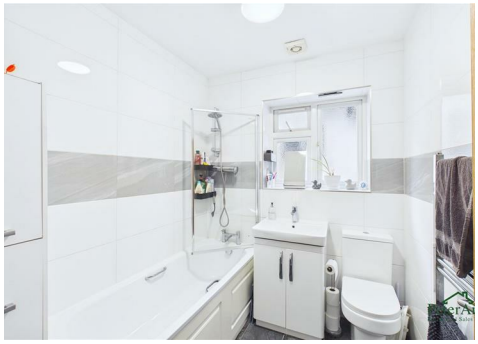




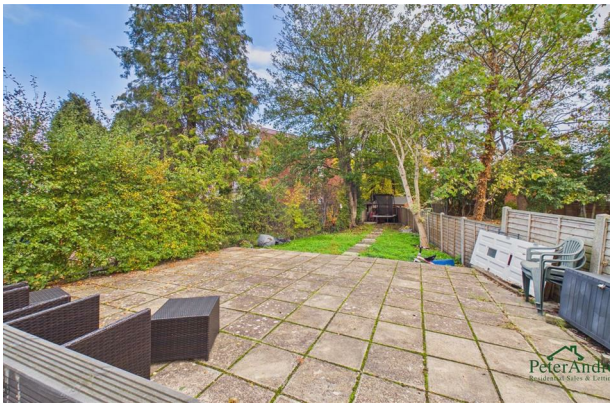


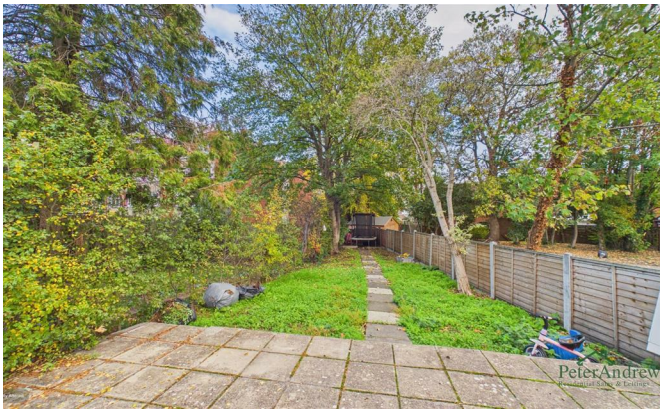


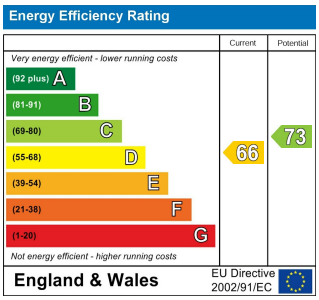


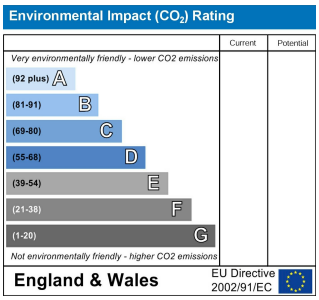









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
73
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Bedroom
10'9" x 10'5"
3.29 x 3.19 m
Landing
10'11" x 2'9"
3.08 x 0.85 m
Bedroom
12'9" x 12'0"
3.89 x 3.67 m
Hallway
4'10" x 5'1"
1.48 x 1.56 m
Bedroom
9'3" x 7'1"
2.83 x 2.17 m
Bathroom
6'3" x 6'11"
1.91 x 2.13 m
Living Room
12'8" x 11'10"
3.87 x 3.63 m
Kitchen
7'1" x 10'5"
2.18 x 3.19 m
Ground Floor
Floor 1
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Approximate total area(1)
780 ft²
72.46 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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