

High Road,, South Woodford, E18 2QS

Asking Price £250,000

- *Complete Chain*
- Bespoke Fitted Kitchen
- Spacious Main Bedroom With Fitted Wardrobes
- Residential Parking Available
- Open Plan Kitchen/Living Room
- Reasonable Service Charge £722.99 Ground Rent £10
- Private Entrance
- Situated On The First Floor

High Road,, South Woodford, E18 2QS

Nestled in the heart of South Woodford, this charming first-floor flat on High Road offers a delightful blend of comfort, convenience and offers a complete chain. Built in 1975, the property boasts a well-designed layout that maximizes space, functionality and reasonable costs.

Upon entering, you are welcomed into a cosy reception room, with an open plan kitchen making it perfect for relaxation or entertaining guests. The bespoke fitted kitchen is compact with ample storage, space for appliances, perfect to test those culinary skills. The flat features one spacious bedroom, with fitted wardrobes, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, with a spacious shower, ensuring all your needs are met. Covetingly there is residential parking offered.

The location is particularly appealing, with a variety of local shops, cafes, restaurants just a stone's throw away. South Woodford is known for its vibrant community and excellent transport links via Central Line, Bus links and A406/M11 Motorway nearby, making it an ideal choice for those who commute to central London or seek a lively neighborhood atmosphere.

This flat presents an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its prime location and comfortable living space, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home. Call our sales team asap to avoid disappointment.



Council Tax Band: B




Lounge/Dining Area
4.39m x 4.06m (14'5" x 13'4")

Kitchen Area
3.05m x 2.49m (10' x 8'2")

Bedroom
4.22m x 3.18m (13'10" x 10'5")

Shower Room
1.98m x 1.85m (6'6" x 6'1")



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

EPC Rating

C

Council Tax Band

B

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)

