

Directions

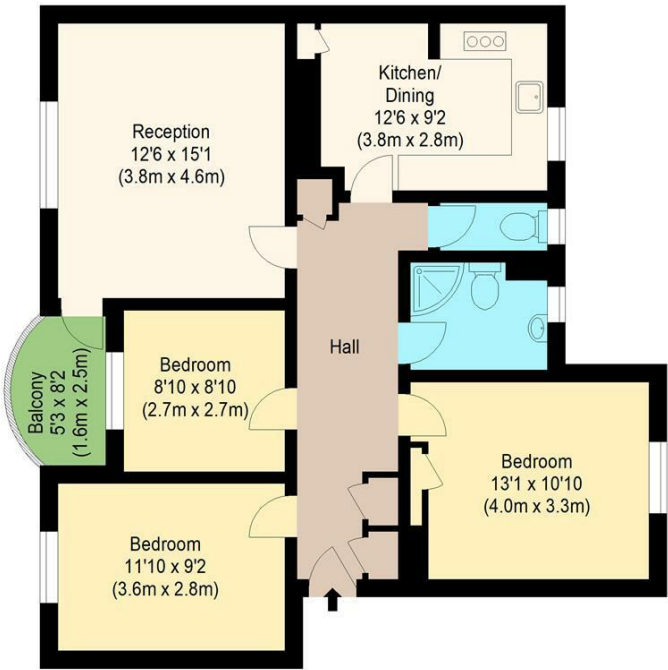
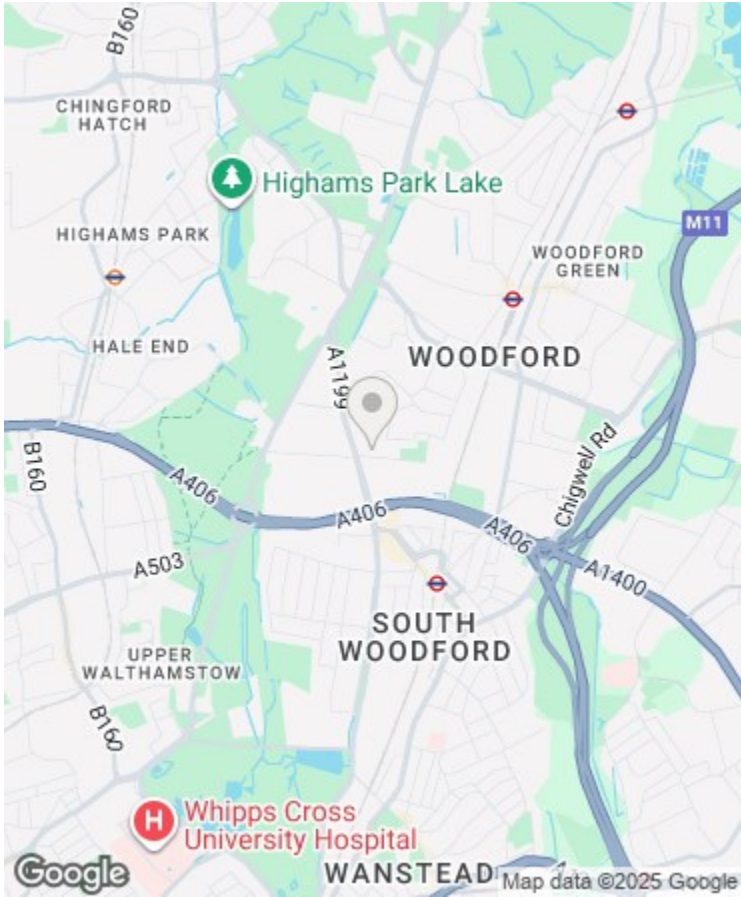
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Third Floor

william rose
Priory Close, E18

Approximate Gross Internal Floor Area : 83.05 sq m / 894 sq ft
Balcony : 3.53 sq m / 38 sq ft



33 Priory Close, London, E18 2QT

Asking Price £375,000

- Three well-proportioned bedrooms
- Spacious living room with private balcony
- Modern fitted kitchen with contemporary appliances
- Desirable South Woodford location
- Close to local shops, cafes, and restaurants
- Top-floor apartment in a purpose-built block
- Balcony overlooking beautifully maintained communal gardens
- Sleek shower room with a separate cloakroom
- Short walk to South Woodford Underground Station (Central Line)
- Near green spaces, including Epping Forest



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 14/8/2024

33 Priory Close, London E18 2QT

Located in the heart of South Woodford, this charming three-bedroom top-floor apartment in Priory Close offers a perfect blend of comfort and convenience with excellent transport links, with South Woodford Underground Station (Central Line) just a short walk away, offering easy access to Central London.



Council Tax Band: C



The property features three well-proportioned double bedrooms, each providing ample space for various living arrangements. The spacious living room is ideal for gatherings, and it opens onto a private balcony with serene views of the beautifully maintained communal gardens—an ideal spot for morning coffee or evening relaxation. The modern fitted kitchen is both stylish and functional, equipped with contemporary appliances and generous storage, making meal preparation enjoyable. The apartment also includes a sleek shower room and a separate cloakroom, adding to the practicality and convenience of this inviting home and a large storage cupboard in the entrance hall which is perfect for prams, bikes and scooters.

Priory Close is situated in the highly desirable South Woodford area, offering a vibrant community atmosphere with a wide range of local amenities. The area boasts a variety of shops, cafes, and restaurants, providing numerous dining and leisure options. The area is also well-known for its green spaces, with Epping Forest nearby, providing a natural retreat for outdoor activities. Families will appreciate the proximity to reputable schools, including the much sought after Churchfields school, and recreational facilities, making this location a very attractive choice for those seeking the best of suburban living.

Lease Remaining - 82 years
Service Charge - £1310 per annum
Ground Rent - £10 per annum
Council Tax - C
EPC - D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.