

## Directions

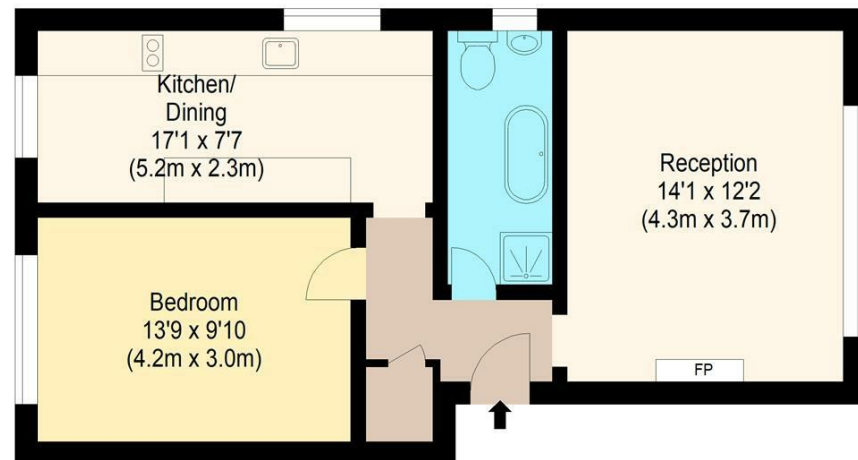
## Viewings

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	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



4 Derby Court Derby Road, South Woodford, London, London, E18 2PT

Price Guide £325,000

- Beautifully modernised one-bedroom apartment
- High-specification finishes throughout
- Stylish modern kitchen with integrated appliances
- Contemporary bathroom with bath and overhead shower
- Close to shops, restaurants, and green spaces
- Located in the sought-after Derby Court, South Woodford
- Spacious reception room with feature fireplace
- Generously sized double bedroom with ample storage
- Walking distance to South Woodford Station (Central Line)
- Ideal for first-time buyers, downsizers, or investors

william rose  
Derby Court, E18

Approximate Gross Internal Floor Area : 53.44 sq m / 575 sq ft



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.

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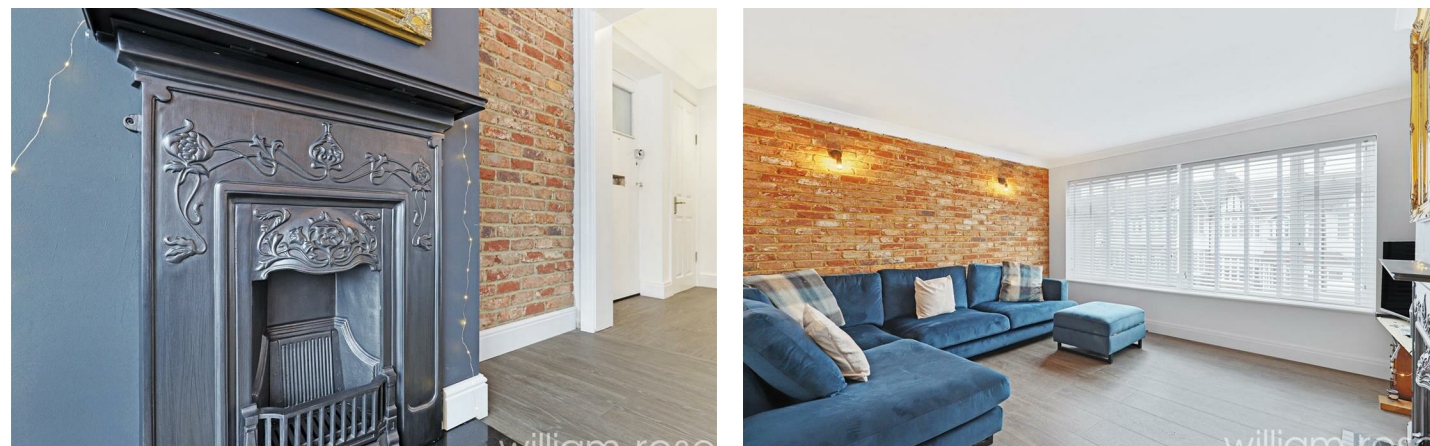
Date: 3/1/2024

## 4 Derby Court Derby Road, London E18 2PT

This beautifully modernised one-bedroom apartment in Derby Court, South Woodford, offers contemporary living with high-specification finishes throughout. Thoughtfully updated by its current owners, the property is perfect for first-time buyers, downsizers, or investors looking for a well-presented home in a sought-after location. Situated within easy reach of South Woodford's vibrant high street, excellent transport links, and green spaces, this stylish apartment provides a fantastic opportunity to enjoy the best of suburban living with city convenience.



Council Tax Band: C



Guide Price £325,000 to £335,000

As you enter the property, you step into a welcoming hallway that provides access to all rooms. To the right, the spacious reception room features a charming fireplace and large windows that allow plenty of natural light to flood the space, creating a warm and inviting atmosphere. The modern kitchen/dining area, located at the rear, boasts sleek cabinetry, high-end integrated appliances, and ample workspace, making it an ideal spot for cooking and entertaining. The generously sized double bedroom is beautifully designed and offers plenty of space for storage. Completing the property is a contemporary bathroom with a bath and overhead shower, finished to a high standard.

Derby Court is perfectly positioned in the heart of South Woodford, offering residents a fantastic balance between tranquillity and convenience. The area is renowned for its excellent selection of independent shops, cafes, restaurants, and supermarkets, including Waitrose and M&S. South Woodford Station (Central Line) is just a short walk away, providing direct links to the City and West End, making it ideal for commuters. For those who enjoy outdoor activities, nearby green spaces such as Epping Forest and Roding Valley Park offer beautiful walking and cycling routes. With its excellent amenities, transport links, and vibrant community, South Woodford continues to be a highly desirable place to live.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 932

Service Charge: £0

Ground Rent: £0

EPC Rating: D

Council Tax Band: C

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.