

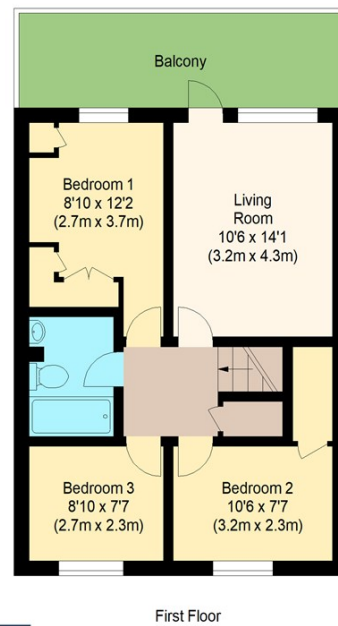
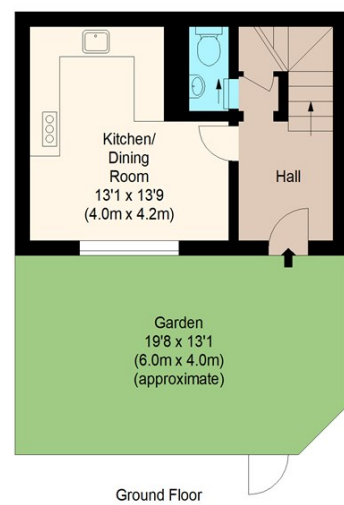
Directions

Viewings

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

EPC Rating

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	



william rose

Silver Mead, E18

Approximate Gross Internal Floor Area : 79.89 sq m / 860 sq ft
Balcony : 12.36 sq m / 133 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.

lpaplus.com

Date: 2/8/2023



1 Silver Mead Churchfields, London, E18 2TH

Guide Price £450,000

- *SOLD BY WILLIAM ROSE*
- Close to open green spaces
- Underground car park
- Short walk to station
- Private balcony
- Churchfields school catchment
- Private Garden
- Bright and airy
- Ground floor WC
- No chain

1 Silver Mead Churchfields, London E18 2TH

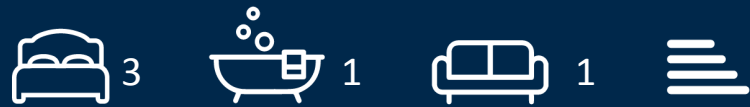
A spacious and bright three bedroom duplex apartment with a front garden and south-facing balcony in the sought after Churchfields. This rare duplex occupies the ground and first floor of a low rise block, only moments from amenities and Central Line.

Guide Price £450,000 - £475,000

This well presented, three-bedroom purpose built duplex apartment offering good size living accommodation, to include; a fully fitted kitchen/diner and guest WC on the ground floor, three spacious bedrooms, modern bathroom, reception room plus the additional benefit of terrace and front garden area. There is also underground secure parking and the bonus of your own private entrance.

Churchfields Road has easy access to local shopping facilities and various other amenities including restaurants and popular schooling. South Woodford and Woodford Station, on the Central Line, is a short walk away, four bus routes even closer, and there are road links to the A406 (North Circular), M11 and M25.

88 year lease
£1068 Service charge
£20 ground rent
EPC - band C
Redbridge Council band - C



Council Tax Band: C

