

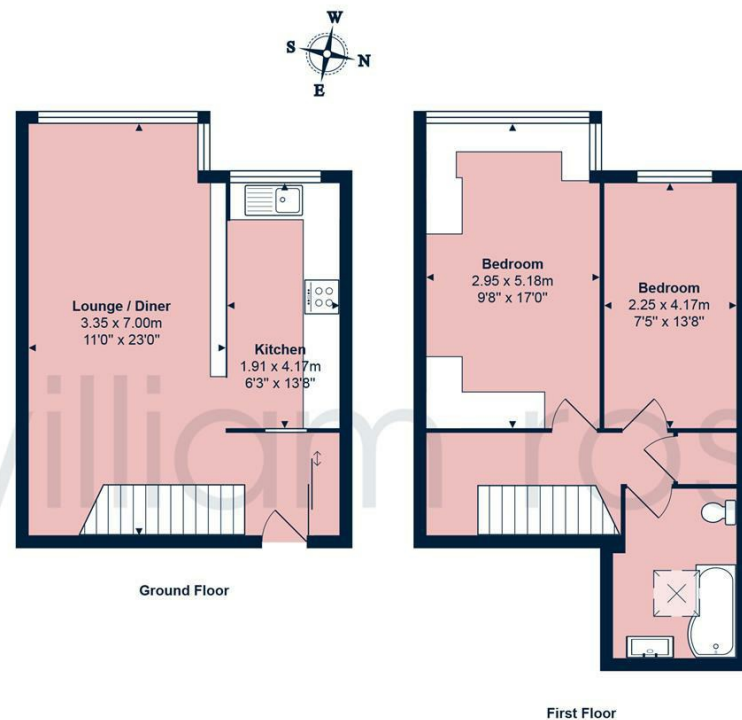
## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: approx. 73.3 m<sup>2</sup> ... 789 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk



## Flat 22 Glenwood Court Woodford Road, South Woodford, E18 2EU

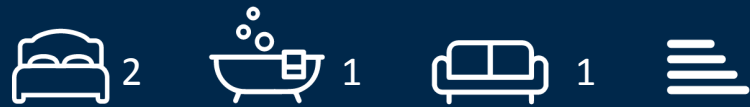
Offers Over £400,000

- \*SOLD BY WILLIAM ROSE\*
- Situated on the second floor
- Moments from popular local parks and green spaces, perfect for outdoor leisure
- Access to communal gardens
- Short walk to South Woodford Central Line Station
- Modern open-plan fitted kitchen with integrated appliances
- CHAIN FREE
- Double glazing and secondary glazing throughout
- Private garage providing secure parking or additional storage
- Close to George Lane's shops, cafés, restaurants, and amenities

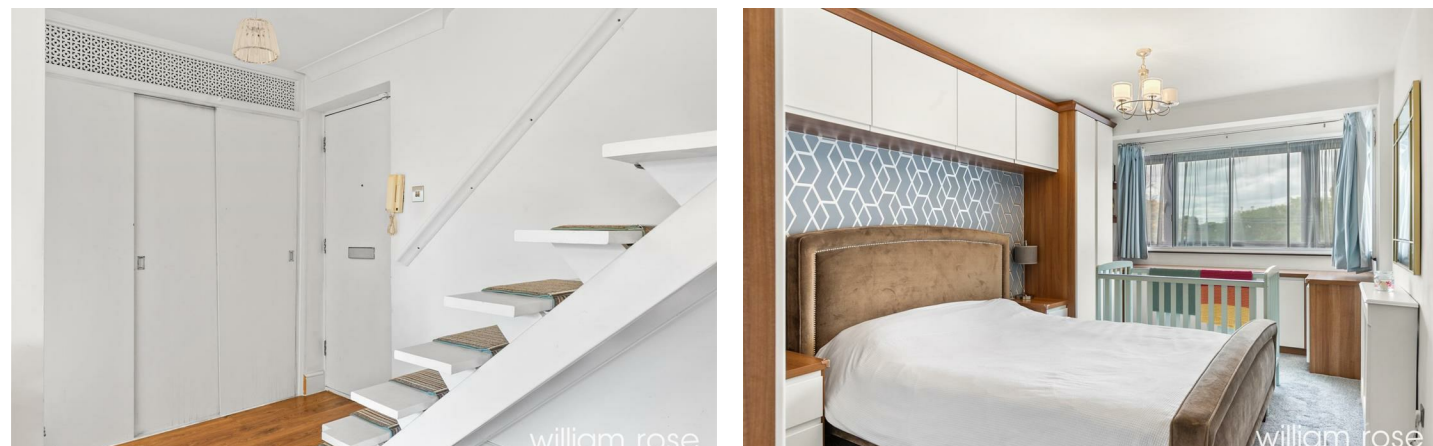
# Flat 22 Glenwood Court Woodford Road, South

Woodford E10 2EJ

**\*SOLD BY WILLIAM ROSE\*** Set within the desirable Glenwood Court development in the heart of South Woodford (E18), this beautifully presented two-bedroom duplex apartment offers modern living across two spacious levels, combining stylish interiors with a highly convenient location.



Council Tax Band: D



Upon entering, you are welcomed into a bright and well-proportioned lounge/dining area, perfect for relaxing or entertaining, with large windows allowing for an abundance of natural light. The modern fitted kitchen features sleek cabinetry, integrated appliances, and ample worktop space — ideal for those who enjoy cooking and hosting.

Upstairs, the apartment offers two generously sized bedrooms, both tastefully decorated, with the principal bedroom providing plenty of storage and space for additional furnishings. A contemporary family bathroom completes the top floor, finished to a high standard with quality fittings and tiling.

Further benefits include double glazing throughout, with secondary glazing to enhance energy efficiency, ample built-in storage on the lower level, well-maintained communal gardens, a secure buzzer entry system, CCTV for added peace of mind, and a private garage, offering secure parking or additional storage.

Glenwood Court enjoys an enviable position just moments from South Woodford Station (Central Line), providing quick and easy access to Liverpool Street, the City, and the West End. The nearby George Lane offers an excellent range of local shops, cafés, restaurants, and bars, as well as supermarkets and everyday conveniences. It also provides convenient access to the M11 and A406.

Outdoor enthusiasts will appreciate the proximity to Epping Forest, Churchfields Park, and Roding Valley Park, providing scenic green spaces for walks, cycling, and leisure activities. With its combination of suburban charm, strong community feel, and excellent connectivity, South Woodford remains one of East London's most sought-after residential locations.

This superb duplex home is perfect for first-time buyers, professional couples, or downsizers seeking peace, practicality, and excellent transport links.

## Property Information / Disclaimer

SHARE OF FREEHOLD

Lease Length: 114 years remaining

Service Charge: £140 a month/ £1680 annually

Ground Rent: £0

EPC Rating: TBC

Council Tax Band: 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.