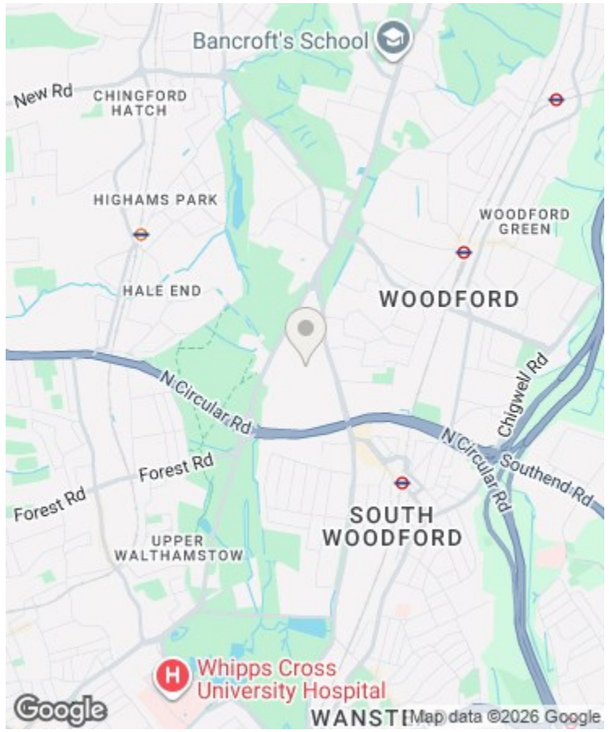


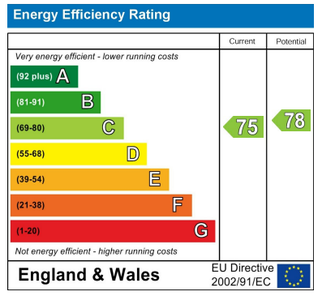
Directions

Viewings

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

EPC Rating

C



Approx. 59.2 sq. metres (636.7 sq. feet)

Total area: approx. 59.2 sq. metres (636.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Derby Rd

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose

10 Derby Court Derby Road, London, E18 2PT

Asking Price £325,000

- *SOLD BY WILLIAM ROSE*
- Separate Kitchen
- First Floor Apartment
- Excellent Transport Links
- Close to Epping Forest
- Spacious Lounge
- Modern Bathroom
- Ideal First-Time Buy
- Near South Woodford Station
- Walking to George Lane

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
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10 Derby Court Derby Road, London E18 2PT

SOLD BY WILLIAM ROSE Located in the highly sought-after Derby Court, South Woodford, this two-bedroom first-floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Perfectly positioned just moments from the stunning open spaces of Epping Forest, this home is ideal for those who enjoy weekend walks or outdoor activities. George Lane, with its range of shops, cafes, and restaurants, is within walking distance, as is South Woodford Central Line station – making this property perfect for commuters.

2 1 1 C Council Tax Band: C

Inside, the apartment is well-proportioned throughout. It features two double bedrooms, a spacious lounge, a large separate kitchen, and a well-appointed bathroom. The layout provides a great sense of space and practicality, offering comfortable living in a peaceful setting and well maintained communal gardens.

Derby Court is a well-regarded development in South Woodford, known for its convenient location and community feel. Residents benefit from easy access to local amenities, highly rated schools, and excellent transport links into Central London. The area is popular with professionals and families alike, thanks to its leafy surroundings, vibrant high street, and close proximity to both Wanstead and Woodford for additional leisure and dining options.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 911 years remaining
Service Charge: £600 per annum
Ground Rent: £12.50 per annum

EPC Rating: C
Council Tax Band: C (Redbridge)

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.