

## Directions

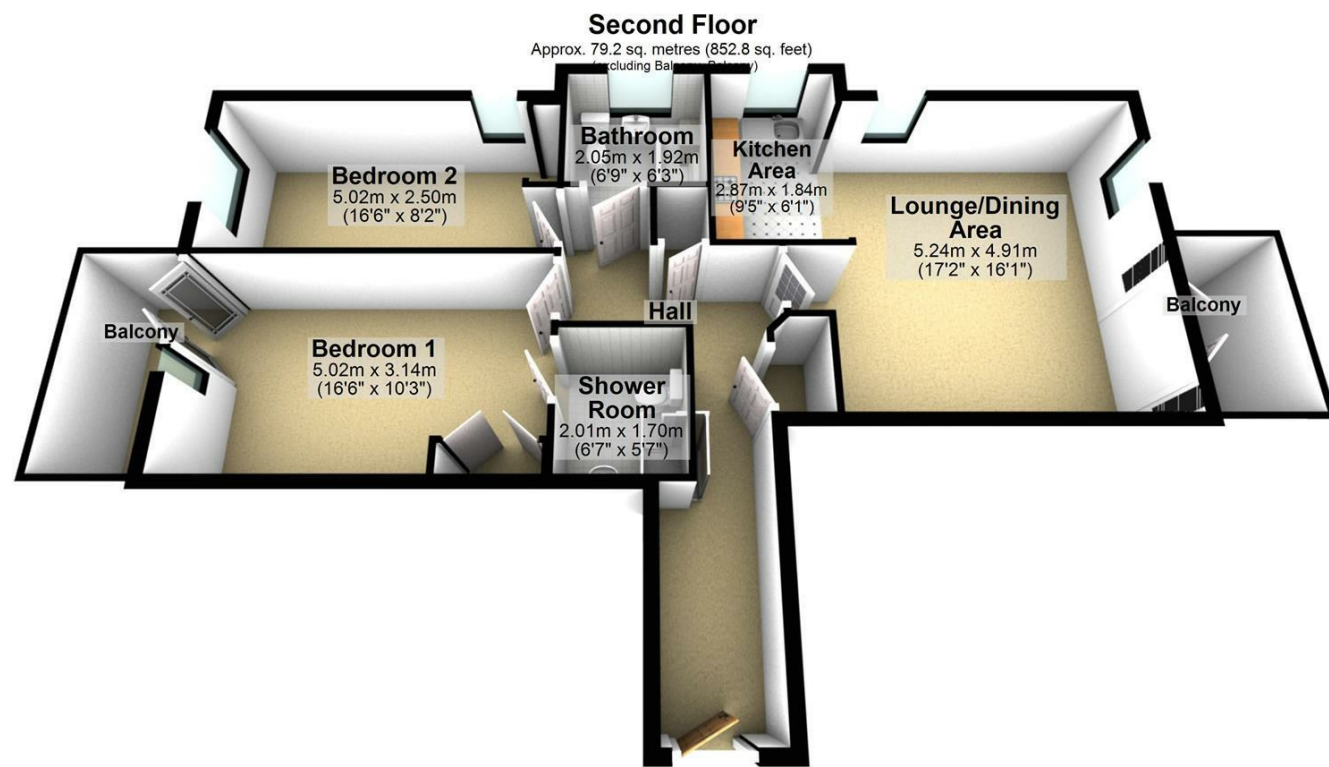
## Viewings

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

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	



31 Tempus Court High Road, South Woodford, London, E18 2QE

Guide Price £475,000

- Two bedroom apartment
- Gated development
- Two balconies
- Close to George Lane High St.
- Chain free
- Close to Central Line station
- En suite to master
- Bright and spacious
- Gated underground parking
- Lift access

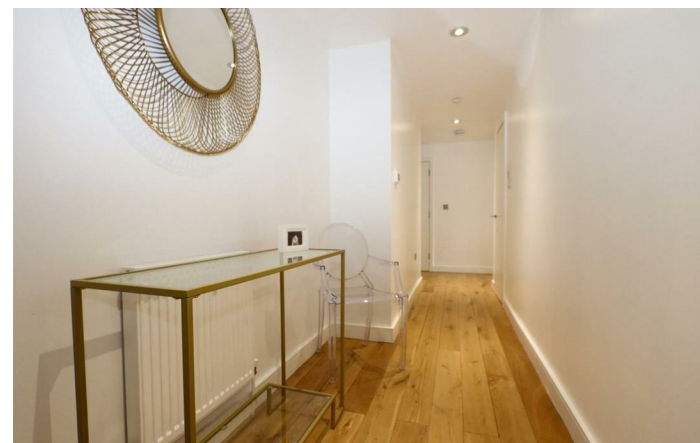
Total area: approx. 79.2 sq. metres (852.8 sq. feet)

# 31 Tempus Court High Road, London E18 2QE

This beautifully maintained two-bedroom, two-bathroom apartment set within the highly regarded Tempus Court development in the heart of South Woodford. Offering approximately 853 sq. ft. of well-proportioned accommodation, two private balconies, secure underground parking and attractive communal gardens.



Council Tax Band: C



Upon entering, a welcoming entrance hall provides access to all principal rooms along with useful storage. The heart of the home is the impressive lounge and dining area, a wonderfully bright and versatile living space measuring over 17ft in length. Flooded with natural light from multiple windows and French doors opening onto a private balcony, this room provides ample space for both relaxing and entertaining whilst enjoying pleasant views over the communal grounds.

The separate fitted kitchen has been thoughtfully designed with a range of contemporary wall and base units, integrated appliances and generous worktop space, making it both practical and stylish for everyday living.

The principal bedroom is an excellent size and benefits from fitted wardrobes, its own private balcony and a modern en-suite shower room. The second bedroom is equally well-proportioned and offers flexibility as a guest bedroom, home office or additional reception space if required. A contemporary family bathroom serves the remainder of the accommodation and is finished to a high standard.

Situated on the second floor and accessed via a secure entry system and lift service, the property enjoys a bright and spacious layout ideally suited to professionals, downsizers and first-time buyers alike.

Externally, residents enjoy beautifully landscaped communal gardens creating a peaceful setting rarely found so close to excellent transport links and local amenities. The property further benefits from an allocated parking space within the secure underground car park, lift access and well-maintained communal areas throughout.

The property is offered chain free.

Tempus Court occupies a highly sought-after position on High Road, South Woodford, one of East London's most desirable residential locations. The development is ideally situated for commuters, being within easy reach of South Woodford Underground Station (Central Line), providing direct access into Stratford, Liverpool Street, Bank and the West End.

South Woodford is renowned for its vibrant High Road, offering an excellent selection of independent cafés, restaurants, bars and shops alongside popular retailers including Marks & Spencer, Waitrose, Sainsbury's and Tesco. The area provides a fantastic balance between

urban convenience and green open spaces.

For outdoor enthusiasts, Epping Forest is nearby, offering thousands of acres of woodland, walking trails, cycling routes and recreational facilities. The area is also well served by several parks and sports clubs, making it ideal for those seeking an active lifestyle. Families are particularly attracted to South Woodford due to its excellent reputation for schooling, with a number of highly regarded primary and secondary schools located within easy reach. The area also offers excellent road connections via the A406, M11 and M25, making travel across London and beyond straightforward.

Combining generous accommodation, private outdoor space, secure parking and an exceptional location, this outstanding apartment represents an excellent opportunity to acquire a quality home within one of East London's most sought-after developments.

## Disclaimer

LEASEHOLD  
Lease Length: 104  
Service Charge: £2600 pa  
Ground Rent: £200 pa

EPC Rating: B  
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.