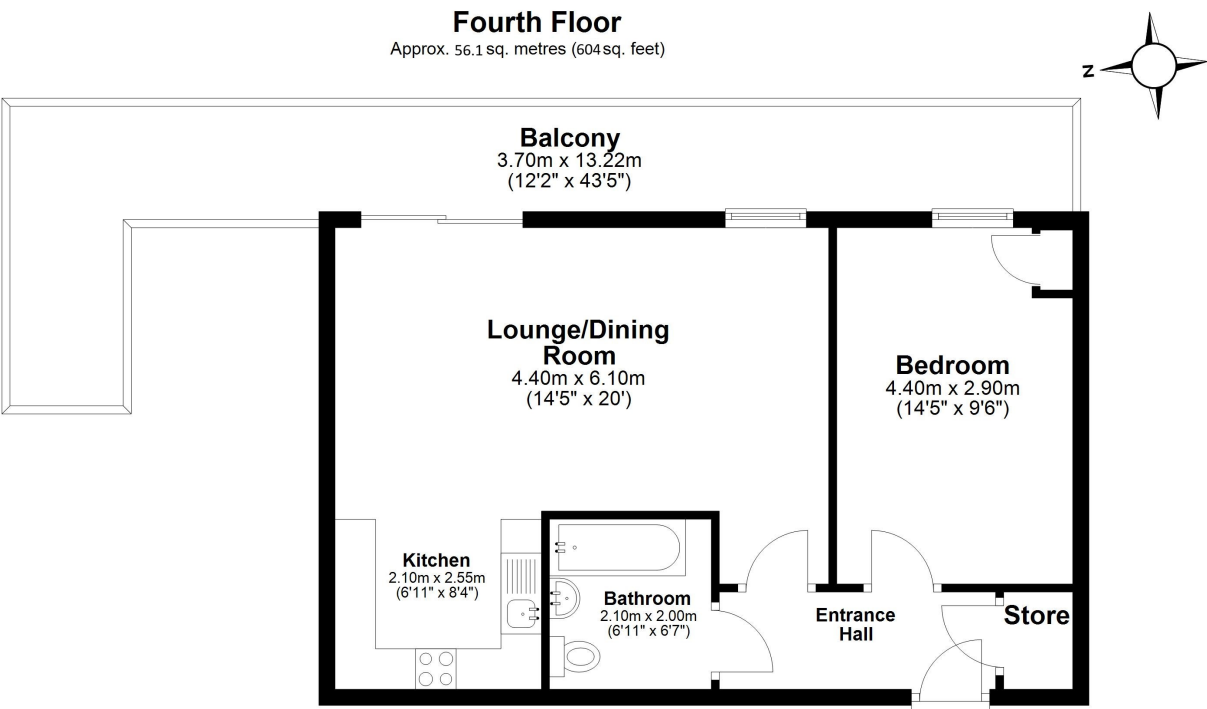




Scenix House, South Woodford

£350,000 Leasehold

- Top floor apartment
- Contemporary bathroom and kitchen
- Lift access
- 0.3 miles to South Woodford Underground Station
- Large one double bedroom
- Roof terrace
- Allocated parking



Total area: approx. 56.1 sq. metres (604sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp. □

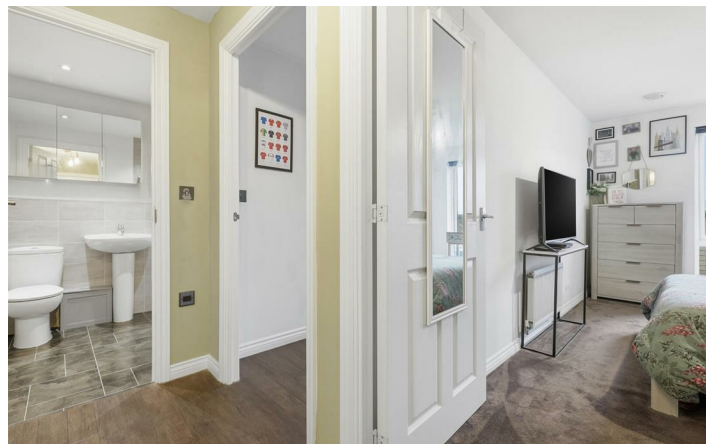
Scenix House

Scenix House, South Woodford

Located within the highly sought-after and stylish Scenix House development, Petty Son & Prestwich are delighted to offer for sale this exceptional top-floor one-bedroom apartment, perfectly combining contemporary design with outstanding outdoor space.



Council Tax Band: C



Featuring an impressive wrap-around private roof terrace and the added benefit of allocated parking, this unique home is one of only two of its kind within the development. Ideally positioned just 0.3 miles from South Woodford Station, the apartment is perfectly suited to city commuters and investors alike, while the vibrant George Lane is only 0.2 miles away. Here, an excellent array of shops, cafés, bars, restaurants, supermarkets and a cinema create a lively neighbourhood atmosphere and ensure everyday convenience is close at hand.

The apartment is immaculately presented throughout and is accessed via a spacious entrance hallway that flows seamlessly into a bright and generous open-plan living and dining area.

The sleek, fully fitted kitchen is finished to a high standard and offers a full range of modern integrated appliances, including a fan-assisted oven, grill, hob, dishwasher, washer/dryer and fridge freezer. A striking exposed brick feature wall, combined with a tasteful and subtle colour palette, creates a stylish and high-quality feel, while large windows and patio doors flood the space with natural light. These open directly onto the impressive wrap-around terrace, providing an exceptional outdoor extension to the living space. Large enough for entertaining, dining and barbecuing, the terrace also offers a high degree of privacy, with the apartment's windows overlooking this secluded outdoor area.

The stylish accommodation continues with a well-proportioned double bedroom, a useful storage cupboard in the hallway and a beautifully appointed contemporary bathroom.

Residents of Scenix House further benefit from a secure entry phone system, well-maintained communal gardens, a children's playground, an immaculately kept communal roof terrace and an allocated parking space, completing this outstanding apartment offering.

Lease Information: 125 years from 1st January 2013 (111 years currently remain)
Service Charge: £2240.42 per annum (reviewed annually)
Ground Rent: £364.17 per annum

EPC Rating: C80
Council Tax Band: C80
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

Reception Room
14'5" x 20'

Kitchen
6'11" x 8'4"

Bedroom
14'5" x 9'6"