



**163 YEAR LEASE UPON COMPLETION**

**DOUBLE GLAZED**

**SECURE VIDEO ENTRY SYSTEM**

**WALKING DISTANCE TO SOUTH WOODFORD STATION**

**CLOSE TO A406 AND M11**

**ABUNDANCE OF LOCAL AMENITIES**

**QUIET LOCATION**

**THIRD FLOOR FLAT**



Asking Price £325,000

Bright and spacious flat situated on the top floor of a small development in South Woodford. The property benefits from two double bedrooms, a semi open plan living room and kitchen, bathroom and plenty of storage.

The flat has the added benefit of natural sun light flooding the property making it bright and airy and as it's located on the top floor the windows can be left open all day long without a worry.

An added bonus for the commuters is that South Woodford underground station is a short walk away. There is also an abundance of retail outlets, restaurants and other shops nearby. The Odeon south Woodford and the library are also close by.

This flat is ideal for the first time buyers or investors. Call now to register your interest and book a viewing.

### **Lease information**

The current lease is 73 years, the vendor is in the process of extending it by an additional 90 years, making a total of 163 years unexpired. Ground rent £30 per annum, Service charge £1500 per annum.

Hallway

Entrance to flat is via video entry system and stairs to the second floor. Hallway benefits from hardwood style laminate flooring, radiator, two storage cupboards, doors to rest of the rooms and family bathroom.

### **Living room 16ft 2in x 11ft 5in (4.9m x 3.5m)**

Bright and spacious living room benefiting from two double glazed windows with amazing views of the neighbourhood, hardwood style laminate flooring, coving to ceiling, radiator. Opening to Kitchen.

### **Kitchen 11ft 5in x 5ft 5in (3.5m x 1.7m)**

Double glazed window, coving to ceiling, range of wall and base units with contrasting wood effect work tops. Wall hung combi boiler, Integrated gas hob and oven, stainless steel sink with mixer tap, stainless steel extractor hood, plumbing for washing machine, part tiled walls, hardwood style laminate flooring.

### **Bedroom 1 12ft 10in x 9ft 11in (3.9m x 3m)**

Double glazed window, hardwood style laminate flooring, radiator.

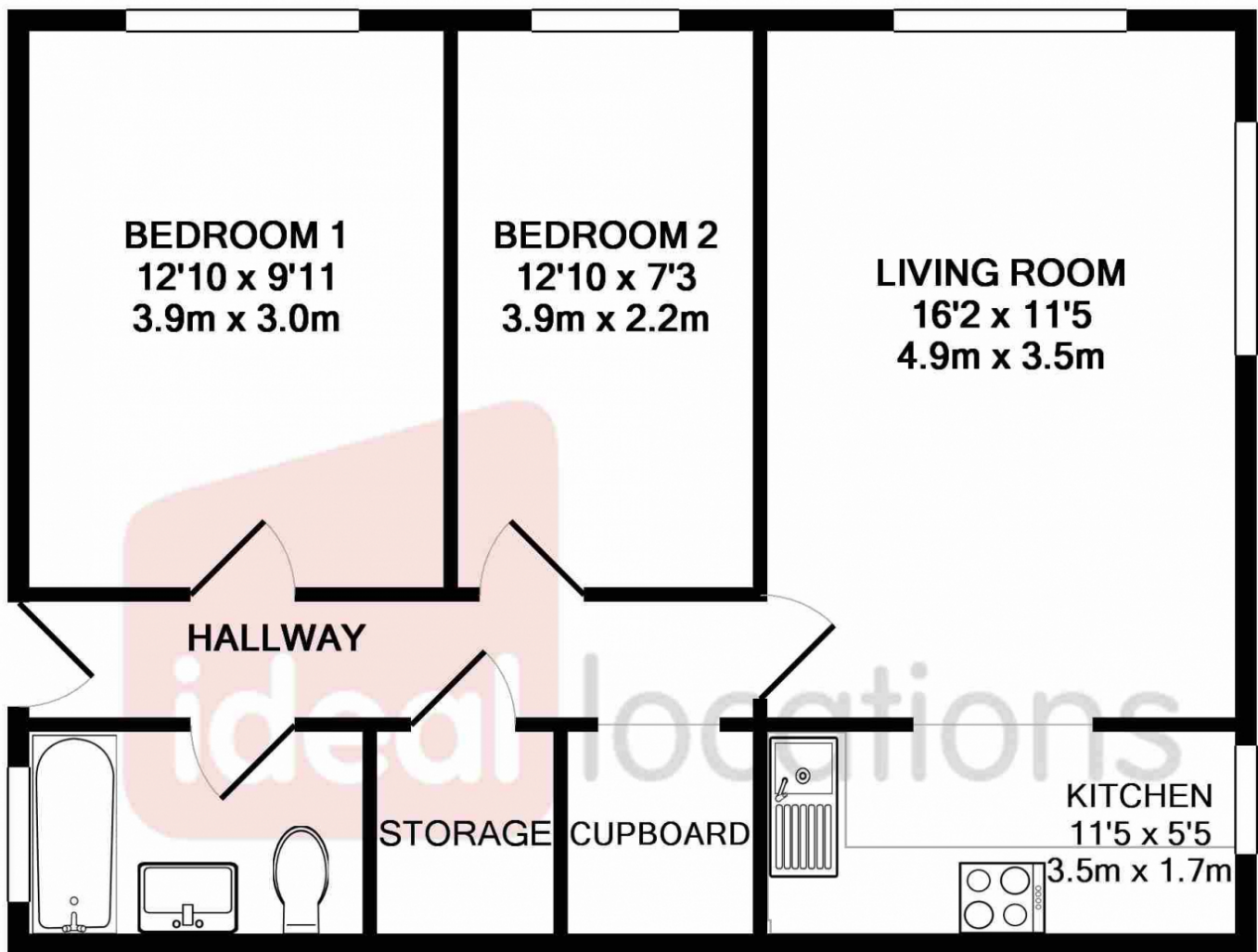
### **Bedroom 2 12ft 10in x 7ft 3in (3.9m x 2.2m)**

Double glazed window, hardwood style laminate flooring, radiator.

### **Bathroom 7ft 11in x 5ft 5in (2.4m x 1.6m)**

Obscure double glazed window, tiled walls, panel bath with shower mixer, pedestal wash hand basin, close coupled low flush WC

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**TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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