



## **Derby Road, London E18 2PS**

**Price £300,000**

Birchills Estate Agents proudly showcase this charming 2-bedroom ground floor apartment nestled in the beautiful South Woodford.

This delightful abode boasts a contemporary kitchen adorned with appliances seamlessly integrated into the inviting living space. Accompanied by a spacious double bedroom, a cozy single bedroom, and a well-appointed bathroom, it offers comfort and style in equal measure.

Outside, ample on-street parking awaits at the doorstep of this enchanting home.

Contact a member of the Birchills Team today to secure your early viewing appointment. With its irresistible allure, this remarkable property is poised to be snapped up swiftly!

3D tour available upon request.

## Derby Road, London E18 2PS

### Kitchen

13'6" x 6'10" (4.14 x 2.09)



### Double Bedroom

14'7" x 9'4" (4.46 x 2.87)



### Living Room

17'1" x 11'0" (5.23 x 3.37)



### Bedroom

14'6" x 5'1" (4.42 x 1.57)



### Bathroom

6'6" x 5'11" (2 x 1.82)



### Hall Way

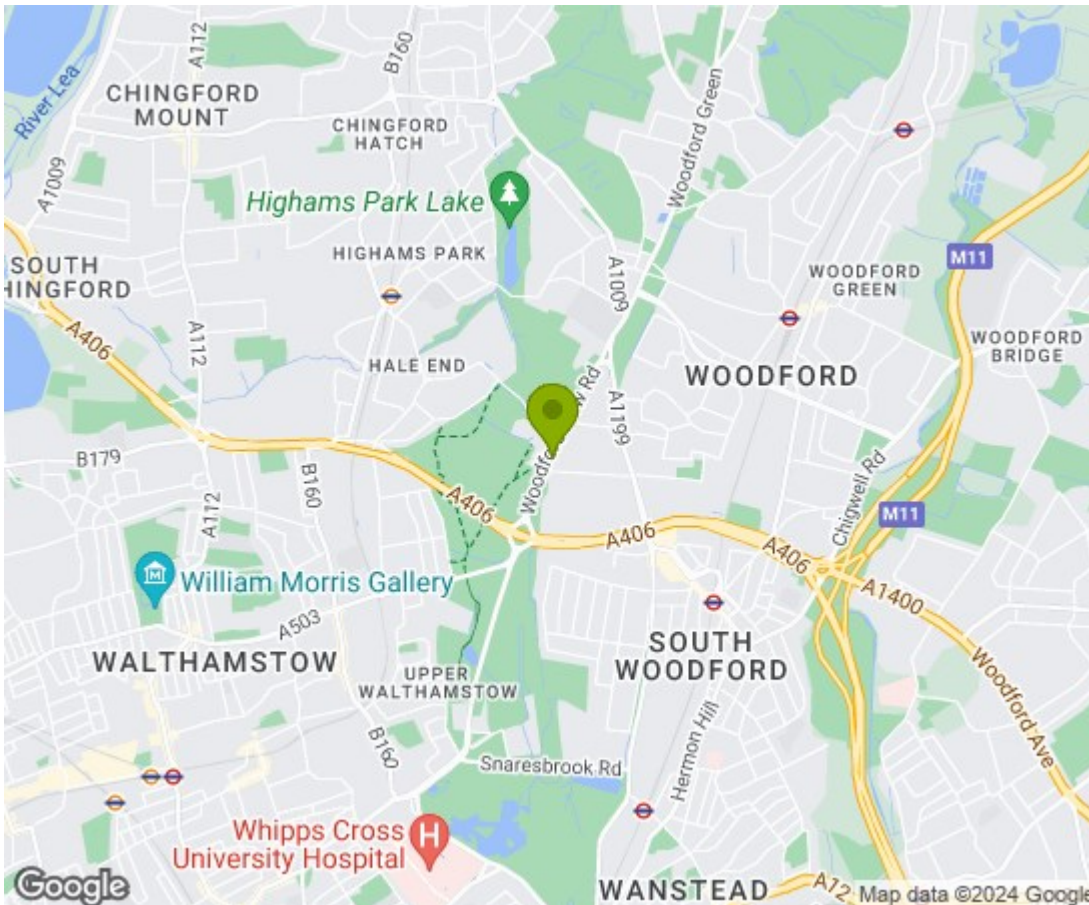
6'4" x 3'4" (1.94 x 1.04)



TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.3 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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**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		
	74	79

EU Directive 2002/91/EC

**England & Wales Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	72	76

EU Directive 2002/91/EC

