



12 Alveston Square, London, E18 1AQ

Asking price £445,000

Superbly located just off of George Lane can be found Alveston Square, a mixed development of apartments which benefits from secure gated entry, parking and garages.

Available now is this 2 bed, 2 bath first floor apartment which boasts a spacious and bright living/dining room with a double glazed bay window, a double bedroom with built in wardrobe and en suite shower room as well as a good sized kitchen and main bathroom suite.

With the shops, bars and restaurants of George Lane only a couple of minutes walk away this really is an excellent opportunity to put yourself in the heart of South Woodford. If schools are of importance then Oakdale Infants and Junior Schools are both a short distance away.

Please call the sales team to arrange your viewing appointment.

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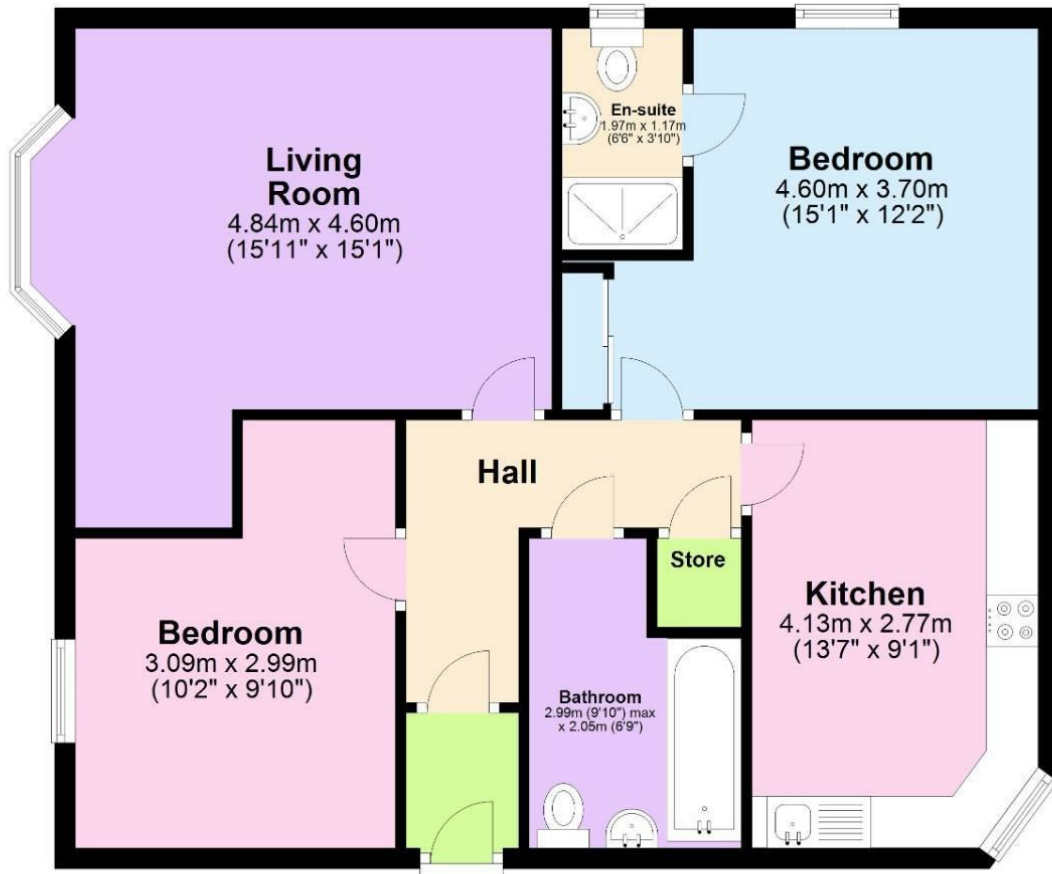


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Floor Plan

Approx. 73.8 sq. metres (794.7 sq. feet)



Total area: approx. 73.8 sq. metres (794.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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