



Albert House Victoria Road, South Woodford, E18 1LJ

£299,950 Leasehold - Share of Freehold

FIRST TIME BUY/INVESTMENT OPPORTUNITY! One bedroom 2nd floor (top) purpose built flat situated within a few minute's walk to South Woodford central line station, George Lanes shops, restaurants & bars. The property is also within a short drive to the A406 north circular Road and M11 motorway. The flat requires up-dating but does benefit from gas central heating, double glazing and allocated parking space. VACANT POSSESSION. Please call us on 020 8530 4646 for an appointment to view.



ENTRANCE HALLWAY

10'7" x 4'9" (3.251 x 1.458)

Lounge

17'10" to bay x 10'0" (5.459 to bay x 3.051)

Kitchen

8'7" x 8'4" (2.631 x 2.555)

Bedroom

13'11" x 10'3" (4.259 x 3.144)

Bathroom

6'6" x 5'6" (1.999 x 1.686)

COMMUNAL GROUNDS

ALLOCATED PARKING SPACE

Disclaimer

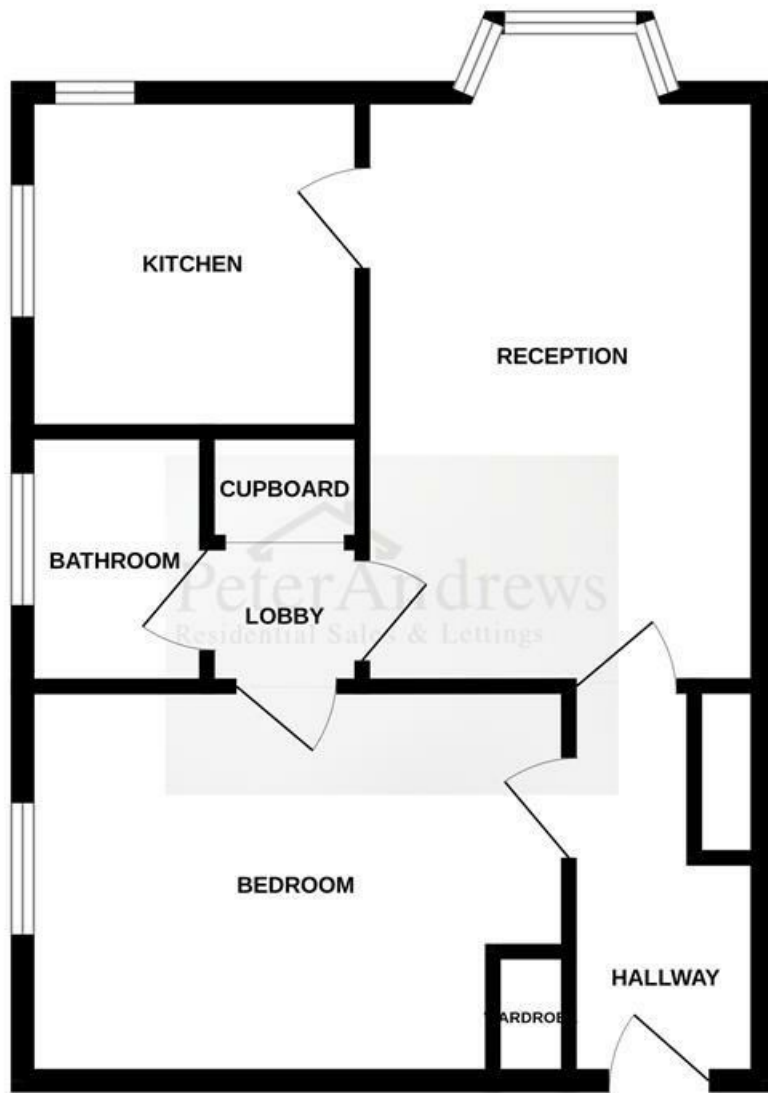
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



SECOND FLOOR FLAT WITH PARKING SPACE.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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