



**Rectory Court, High Road, South Woodford, E18 2PE**

**£335,000 Leasehold**

UP-DATING REQUIRED! Located on The High Road in South Woodford, this ground floor flat boasts a spacious 678 sq ft of living space, perfect for those seeking a comfortable and convenient home in the heart of the city.

Built in 1990, the accommodation comprises two bedrooms, en-suite shower room, bathroom, lounge and kitchen and combines modern amenities with a touch of character whether you are a first-time buyer, a small family, or looking for a lucrative investment opportunity, this flat offers endless possibilities.

Contact us today to arrange a viewing. Tel: 020 8530 4646.



**LOUNGE**

15'3" x 14'8" (4.67 x 4.48)

**KITCHEN**

9'10" x 5'10" (3.01 x 1.78)

**BEDROOM 1**

11'11" x 10'2" (3.65 x 3.12)

**En suite shower room**

7'10" x 4'3" (2.40 x 1.30)

**BEDROOM 2**

9'10" x 7'3" (3.00 x 2.22)

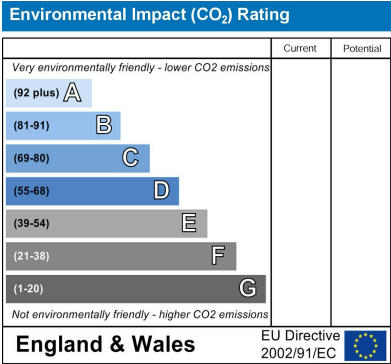
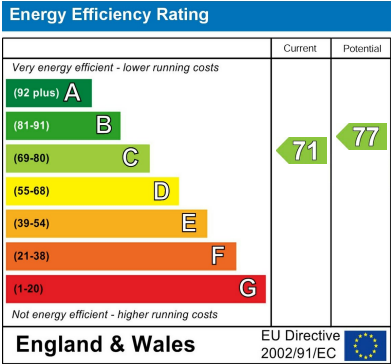
**BATHROOM**

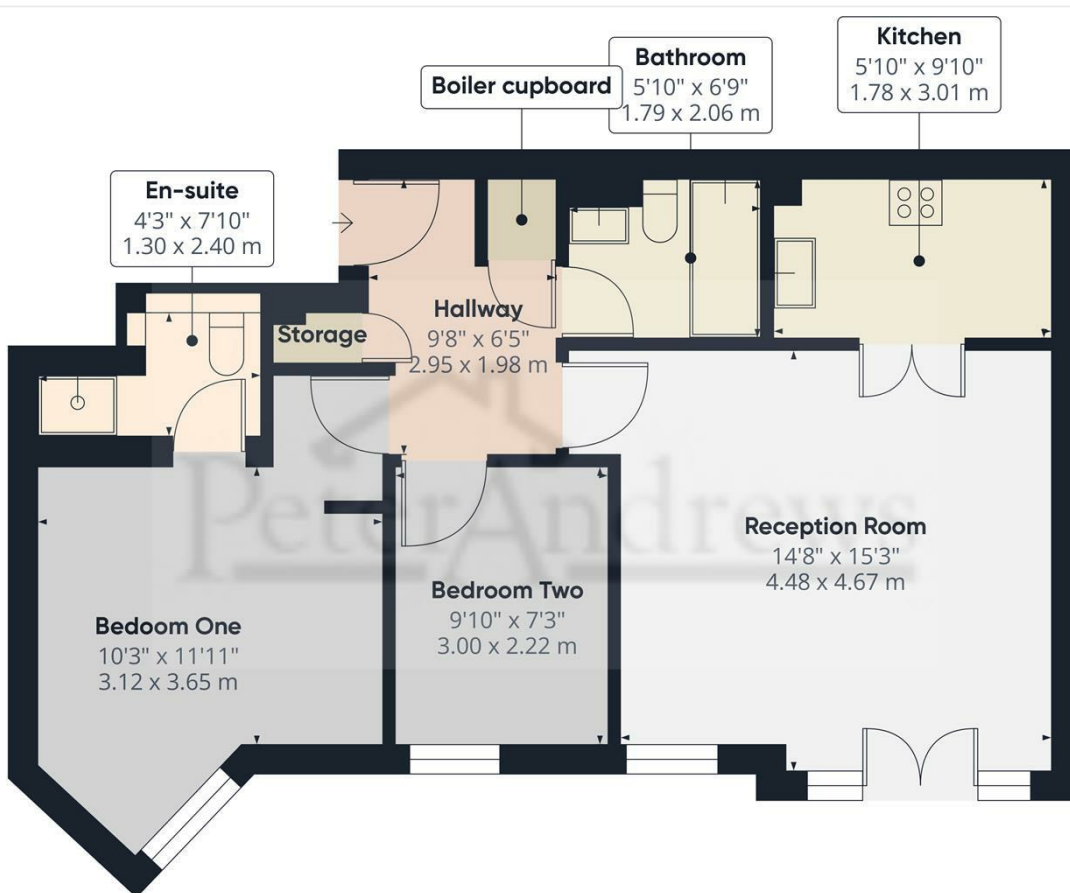
6'9" x 5'10" (2.06 x 1.79)

**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.







Approximate total area<sup>(1)</sup>  
637.97 ft<sup>2</sup>  
59.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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