



Old Mill Court, Chigwell Road, South Woodford, E18 1NJ

£320,000 Leasehold

TWO BEDROOM GROUND FLOOR APARTMENT. FIRST TIME PURCHASE OR BUY TO LET OPPORTUNITY. Situated within walking distance of South Woodford Central Line Station, George Lane shops, bars and restaurants, and Oakdale Primary/Junior Schools. Further accommodation comprises lounge with small balcony, fitted kitchen, bathroom/w.c. Benefits include DOUBLE GLAZING, GAS CENTRAL HEATING, COMMUNAL GROUNDS, SECURITY ENTRY SYSTEM and VACANT POSSESSION. To arrange a viewing Telephone 020 8530 4646.

Please note at present there is scaffolding erected at the premises whilst roof repairs are carried out.



Communal Security Entrance

Reception Hallway

19'7" x 3'0" (5.99 x 0.92)

Kitchen

11'2" x 9'6" (3.41 x 2.90)

Lounge

14'9" x 10'2" (4.50 x 3.10)

Bedroom

10'7" x 11'10" (3.25 x 3.63)

Bedroom

12'11" x 8'9" (3.94 x 2.69)

Bathroom

6'9" x 6'6" (2.06 x 1.99)

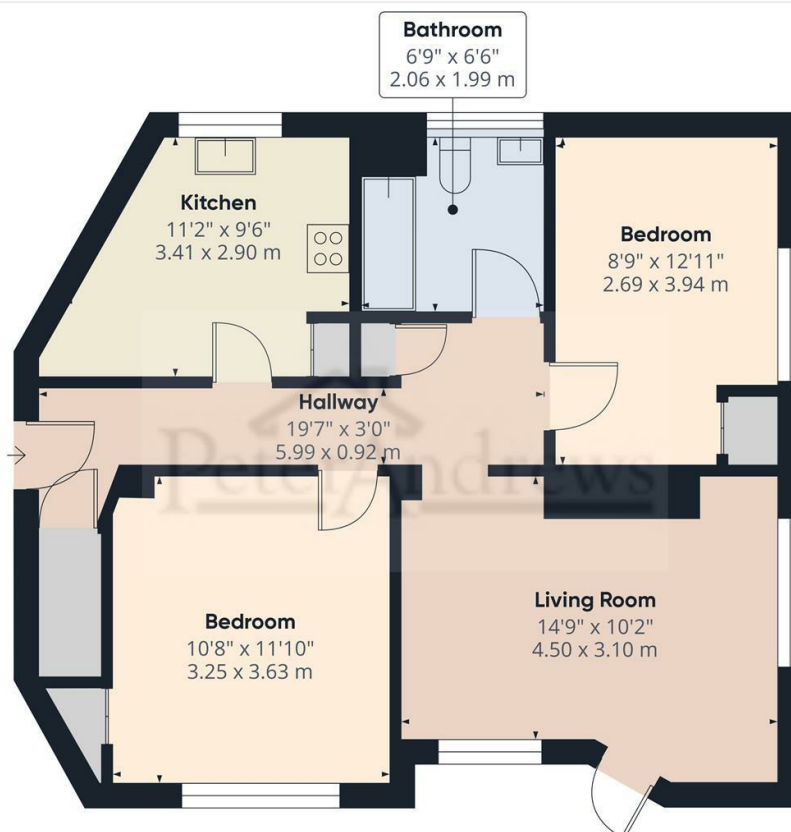
Disclaimer

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

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



Approximate total area⁽¹⁾
642.92 ft²
59.73 m²

(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.

GIRAFFE 360