



## Directions

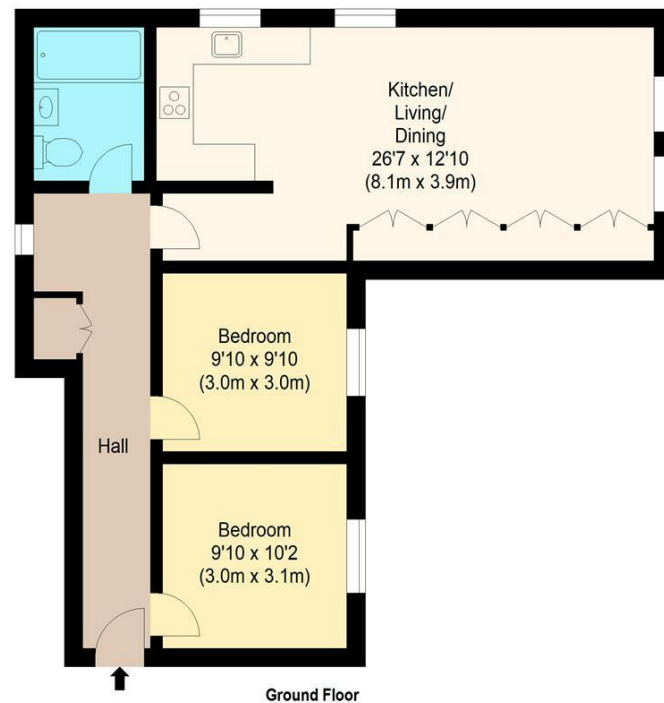
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	



william rose  
Glebelands Court, E18

Approximate Gross Internal Floor Area: 66.75 sq m / 719 sq ft



## 2 Glebelands Court, 29 Glebelands Avenue, South Woodford, London, E18 2AB

Price Guide £425,000

- Guide Price £425,000 - £450,000
- Close to station
- Communal gardens
- Open planned kitchen diner
- Shutters

- 2 bedrooms modern apartment
- Off street parking
- Bike shed
- Excellent condition
- Close to George Lane



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 24/7/2024

## 2 Glebelands Court, 29 Glebelands Avenue, London

E10 7AD

Located in popular Glebelands Avenue is this modern 2 bedroom apartment which is in excellent condition throughout. Short walk to South Woodford Central Line station and George Lane amenities. Offers off street parking and communal gardens.



Council Tax Band: D



\*\*Guide price: £425,000 - £450,000\*\*

William Rose is delighted to present this immaculately presented two-bedroom ground floor apartment, complete with its own allocated parking. This unique property is set in prime location and has been well maintained by its current owners, offering recently fitted flooring and shutters which give the property a contemporary feel.

Upon entering the property, you are greeted by a spacious entrance hallway. The apartment features two generously sized bedrooms, bathroom, and a bright and airy open-plan kitchen, dining, and living space.

The development itself is very popular and has communal gardens and bike shed.

Glebelands Court is situated in the highly sought-after location of South Woodford, just 0.2 miles from the tube station (Central Line) and a stone's throw from the vibrant High Street. Living here provides convenient access to Liverpool Street within 20 minutes, along with a wealth of amenities at your doorstep. Enjoy a cinema, numerous pubs, cafes, restaurants, and several supermarkets within a short walk. With Epping Forest also within easy reach, this location offers the best of both worlds for those who appreciate city life and ample green spaces, all within a fantastic community. There are also a number of people schools close by.

E.P.C Rating: B

Council Tax: Band: D London borough of Redbridge Leasehold (119 approx. years remaining)

Service Charge: £2520 approx. per annum

Ground Rent: £500 approx. per annum

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.