

Directions

Viewings

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

EPC Rating

C

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		



william rose

Malford Court, E18

Approximate Gross Internal Floor Area : 56.02 sq m / 603 sq ft

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: 19/2/2025



61 Malford Court The Drive, London, E18 2HS

Guide Price £375,000

- 2 bedroom apartment
- No chain
- Close to George Lane
- Popular development
- Residence parking
- Malford Court
- Good condition
- Communal gardens
- Short walk to Central Line Station
- Good lease remaining



# 61 Malford Court The Drive, London E18 2HS

Located in the ever popular Malford Court is this well maintained 2 bedroom apartment. A short walk to Goerge Lane shops, Central Line and amenities. Sold chain free.

 2

 1

 1

 C

Council Tax Band: C



Introducing a charming two-bedroom flat in the highly sought-after Malford Court, E18. This first-floor residence is available chain-free and with vacant possession, featuring neutral decor and well-maintained interiors.

The property boasts a contemporary kitchen and a pristine bathroom, both combining functionality with style. The generous living area and bedrooms are tastefully appointed, offering a versatile space ready for personal touches. Ample natural light pours through large windows, creating a warm and inviting ambiance.

Residents can unwind in the meticulously kept communal gardens, ideal for relaxation. The flat also offers excellent public transport links, ensuring easy commutes and travel.

Situated in the vibrant South Woodford area, you'll find a variety of shops, cafes, and restaurants within walking distance, catering to diverse tastes. The nearby Epping Forest provides ample opportunities for outdoor activities such as walking, cycling, and nature exploration. Transport connections are exceptional, with South Woodford Underground Station on the Central Line offering direct routes to Central London. The area is well-served by bus routes and provides convenient access to major road networks, including the M11 and A406. This delightful flat presents an excellent opportunity to become your

## Property Information / Disclaimer

LEASEHOLD

Lease Length:

Lease has 160 years remaining

The ground rent and service is £880 per quarter

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Council Tax Band: C

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.