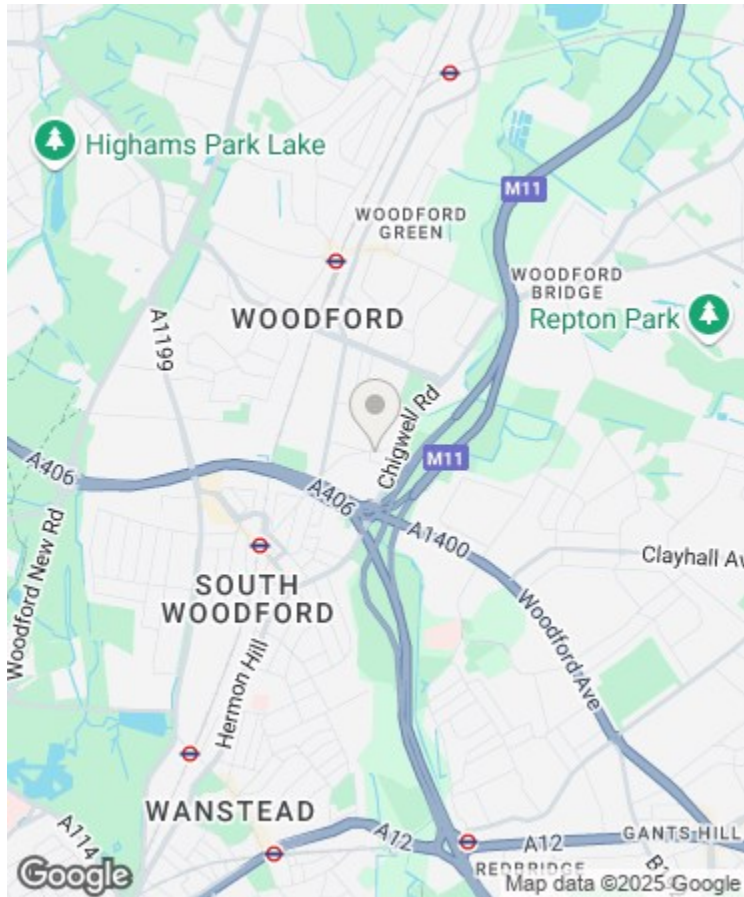




Directions

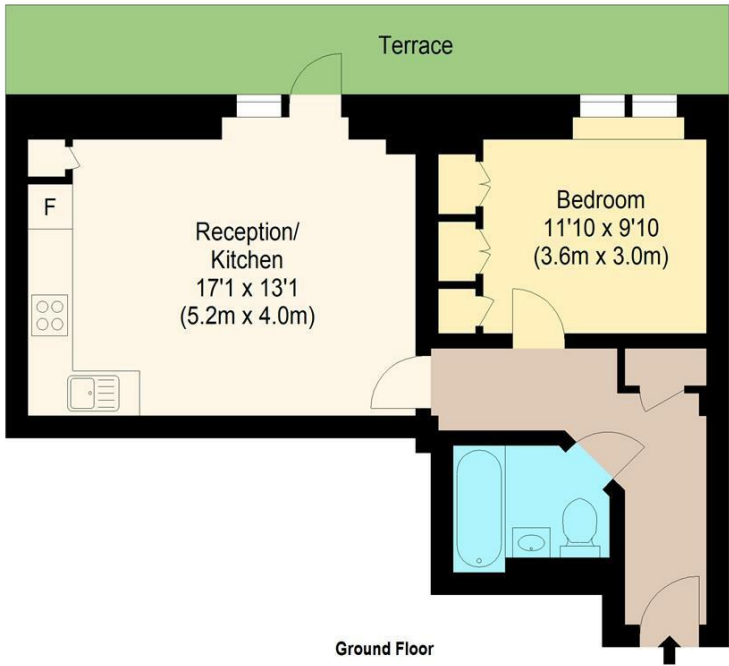
Viewings

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		77	77
(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	



Ground Floor

william rose
Maybank Road, E18

Approximate Gross Internal Floor Area : 44.31 sq m / 477 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: 13/3/2025



Flat 3 222-228 Maybank Road, South Woodford, London, E18 1FG

Price Guide £300,000

- *CHAIN FREE*
- Ground Floor Apartment
- Modern Fitted Kitchen with Intergrated Appliances
- Ample Storage
- Long Lease
- One Bedroom
- Private Terrace
- Modern Family Bathroom
- Bright & Airy
- Walking Distance to Local Amenities and Train Station

Flat 3 222-228 Maybank Road, London E18 1FG

Guide Price £300,000-£325,000 Nestled on the desirable Maybank Road in South Woodford, this modern one-bedroom ground floor apartment offers the perfect blend of contemporary living and convenience. Completed in 2021, this stylish development is ideally located for commuters with South Woodford station only being 0.4 miles away, has its own PRIVATE TERRACE and boasts a long lease of 990+ years, providing peace of mind for years to come.

1

1

1

C

Council Tax Band: C



As you step inside, you are welcomed by a spacious hallway leading to the open-plan kitchen/living/dining area. The modern fitted kitchen is equipped with integrated appliances, ideal for both everyday living and entertaining. The generous living space flows seamlessly onto your own private terrace, perfect for relaxing or enjoying al fresco dining. The apartment features a spacious double bedroom, complete with built-in wardrobe space, offering ample storage. Additional features include a handy storage cupboard in the hallway and a sleek, contemporary family bathroom with modern fixtures and fittings.

Maybank Road is a quiet, residential street in South Woodford, known for its excellent transport links, local amenities, and proximity to beautiful parks. South Woodford station (Central Line) is just a short walk away, providing easy access into the heart of London. The area offers a range of local shops, cafes, and restaurants, while the nearby Epping Forest provides an abundance of green space for outdoor activities. With everything you need within reach, Maybank Road is a fantastic location for both professionals and those looking for a peaceful retreat with excellent connections to the city.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 995 years remaining

Service Charge: £1400 per annum

Ground Rent: £10 per annum

EPC Rating: C

Council Tax Band: C (Redbridge)

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.