



BOWDEN
BRADLEY



71B Grove Hill

, South Woodford, E18 2JA

Price £325,000



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Grove Hill, South Woodford, this immaculate one-bedroom ground floor flat presents an exceptional opportunity for both first-time buyers and investors alike. With a generous lease of 194 years remaining and no onward chain, this property is ready for you to move in without delay.

As you step inside, you will be greeted by an abundance of natural light that fills the spacious reception room, accentuated by high ceilings that create an airy and inviting atmosphere. The well-appointed bedroom offers a peaceful retreat, while the modern bathroom ensures comfort and convenience.

The flat's prime location is a significant advantage, being just a short stroll from South Woodford Station, which provides excellent transport links to central London. Additionally, the vibrant George Lane, with its array of restaurants and shops, is within easy reach, making it perfect for those who enjoy a lively community atmosphere. For nature enthusiasts, the stunning Epping Forest is nearby, offering a perfect escape for leisurely walks and outdoor activities.

This property is a true gem, combining modern living with a fantastic location. Do not miss the chance to make this delightful flat your new home.

Lease remaining: 194

Service charge: 0

Ground rent: £250

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front





Hallway

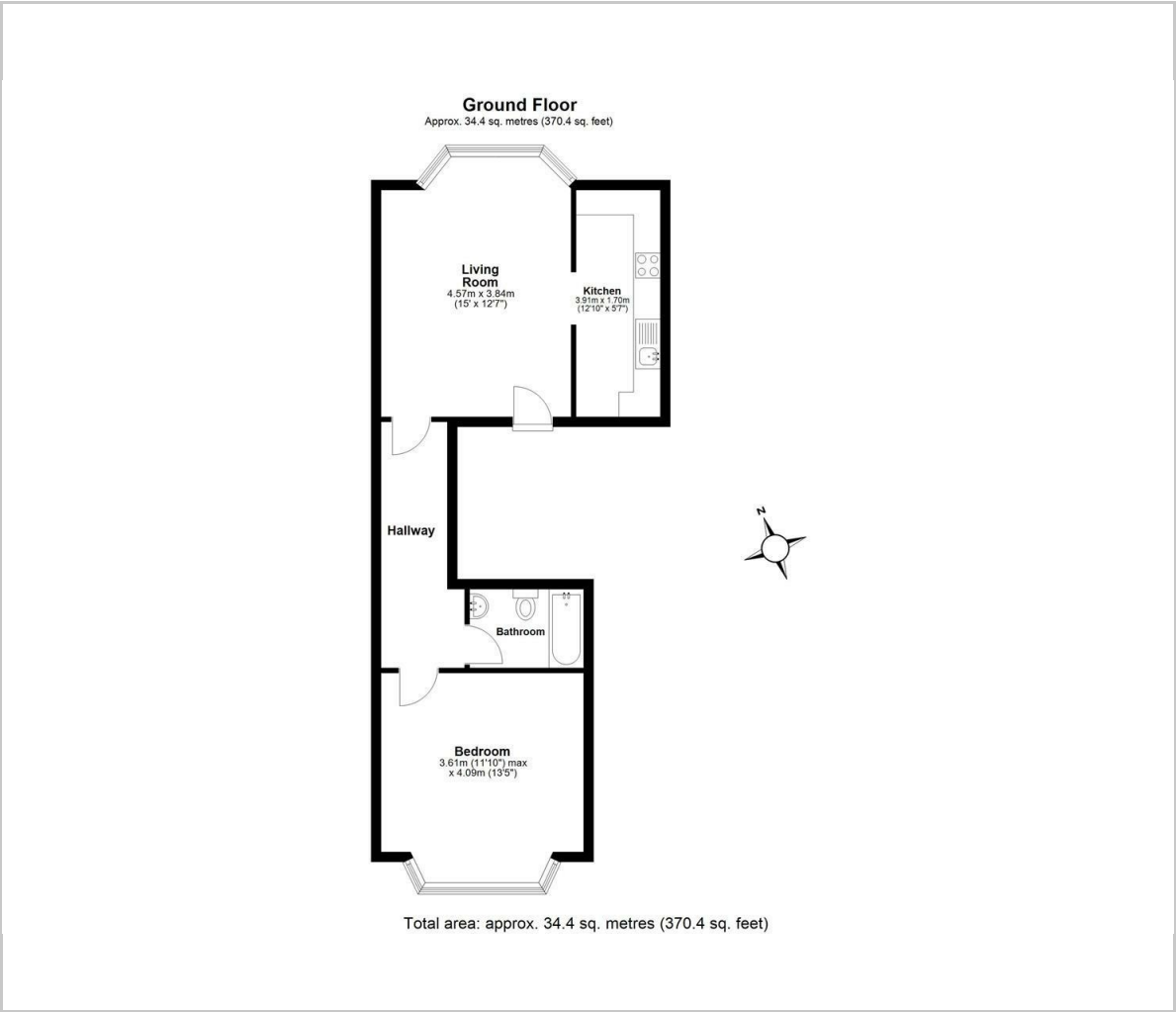
Living Room
14'11" x 12'7" (4.57 x 3.84)

Kitchen
12'9" x 5'6" (3.91 x 1.7)

Bathroom

Bedroom
11'10" x 13'5" (3.61 x 4.09)

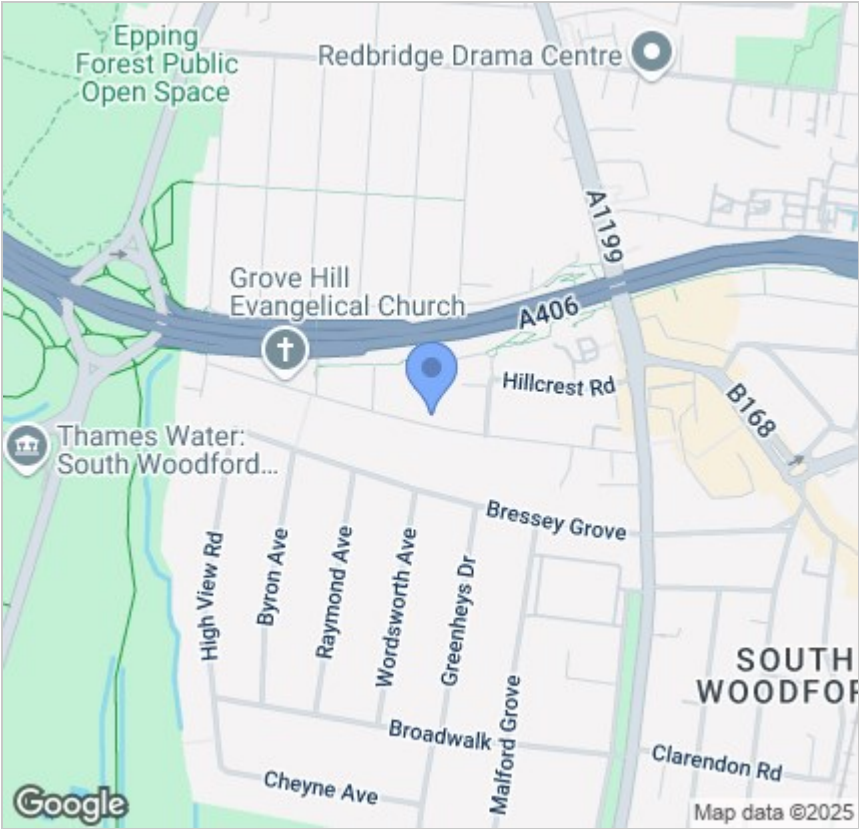
Floor Plan



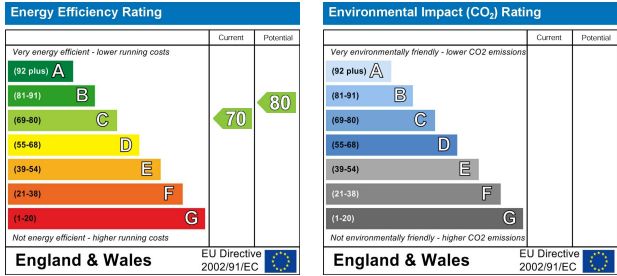
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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