



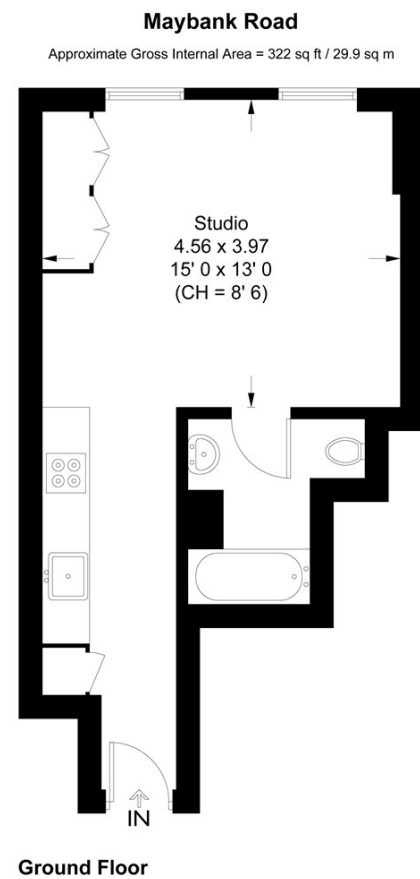
Directions

Viewings

Viewings by arrangement only. Call 020 8989 2091 to make an appointment.

EPC Rating

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	



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Flat 1, 214-220 Maybank Road, South Woodford, E18 1ET

Asking Price £250,000

- Development of approximately 3 years
- Naturally bright by design
- Within a short walk of fantastic local amenities
- Long lease
- Inspired by New York Loft living
- Immaculate studio flat
- Video entry system
- 0.4 Miles from South Woodford Station

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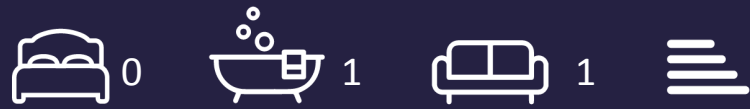
Petty Son & Prestwich are pleased to offer this stunning studio apartment forming part of a recent development of sleek, loft style apartments, with designated off road parking.

Inspired by loft living in New York, this modern studio apartment is characterised by clean lines, large windows and cool tones further emphasizing the feeling of space and light. A generous living/sleeping area to one side and good run of kitchen units to the other, there is a clear separation of kitchen and living space by design. The high quality fully tiled bathroom provides a stylish bathroom suite and feels well proportioned. The development additionally provides secure video entry system, allocated parking and a long lease of 996 years.

In regards to amenities there is a fantastic array of shops, café's, bars and restaurants available in George Lane, in addition to South Woodford Station that can provide access to Liverpool Street in approximately 20 minutes. In addition to easy access to the M25, and nearby open space including Roding Valley Country Park, Epping Forest is also a short drive and fantastic space for endless exploring on bike or foot.

EPC Rating: 79C
Council Tax Band: B
Lease Information: 999 years from 1st January 2021 (996 years currently remaining)
Service Charge: £959.96 per annum (Reviewed annually)
Ground Rent: N/A

MAIN LIVING SPACE
15'0" x 13'0"



Council Tax Band: B

