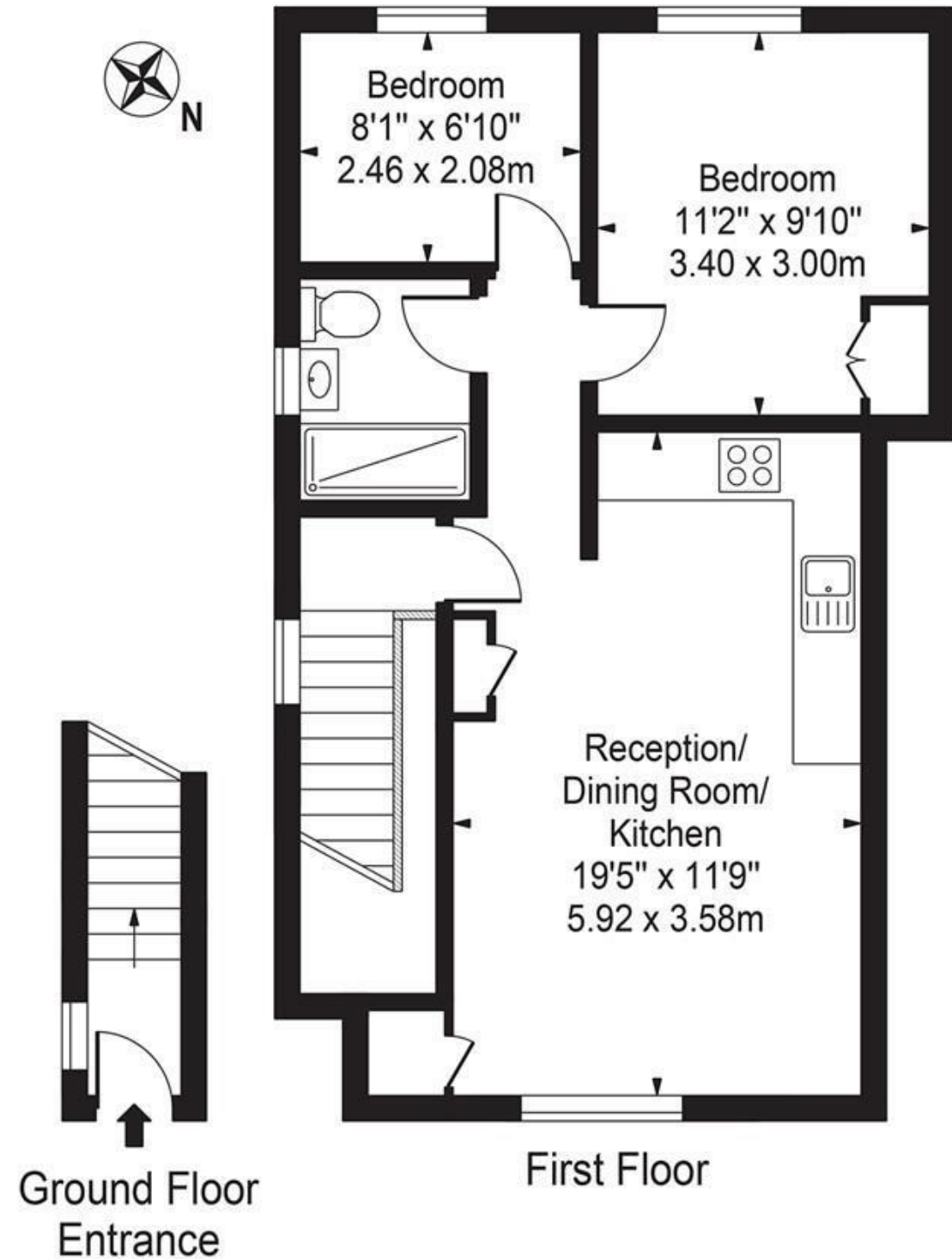


Georgia Caroline House

Approx. Gross Internal Area 560 Sq Ft - 52.03 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Station Passage, South Woodford

£285,000 Leasehold

- Chain free
- Two bedrooms
- Secure entry gate
- 0.1 Miles to South Woodford Station
- Communal garden
- First floor

Station Passage, South Woodford

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are pleased to offer this conveniently located apartment offering a courtyard communal garden, two bedrooms and open plan kitchen/ living room, a short 0.1 miles from South Woodford Central Line Station, fantastic schools and shops all within walking distance.



Council Tax Band: C

Situated on the first floor, the property is easily accessible via the secure communal entrance door and once inside the neutrally decorated space can be appreciated. Natural light in the reception room pours into the property through the front window. The living space has plenty of room for a sofa as well as a dining room table and chairs. There is a modern kitchen fitted with base and wall units with integrated oven, fridge freeze, hob and extractor. There are two bedrooms and a fully tiled shower room with white suite which completes the accommodation.

Externally you will find a communal courtyard garden space.

The apartment is offered with no onward chain.

Lease Information: 125 years from 19th September 2014 (114 years currently remain)

Service Charge: £1000

Ground Rent: £300 per annum

Council Tax Band: C

EPC Rating: D56

Reception Room/Kitchen

19'5" x 11'8"

Bedroom

11'1" x 9'10"

Bedroom

8'0" x 6'9"

