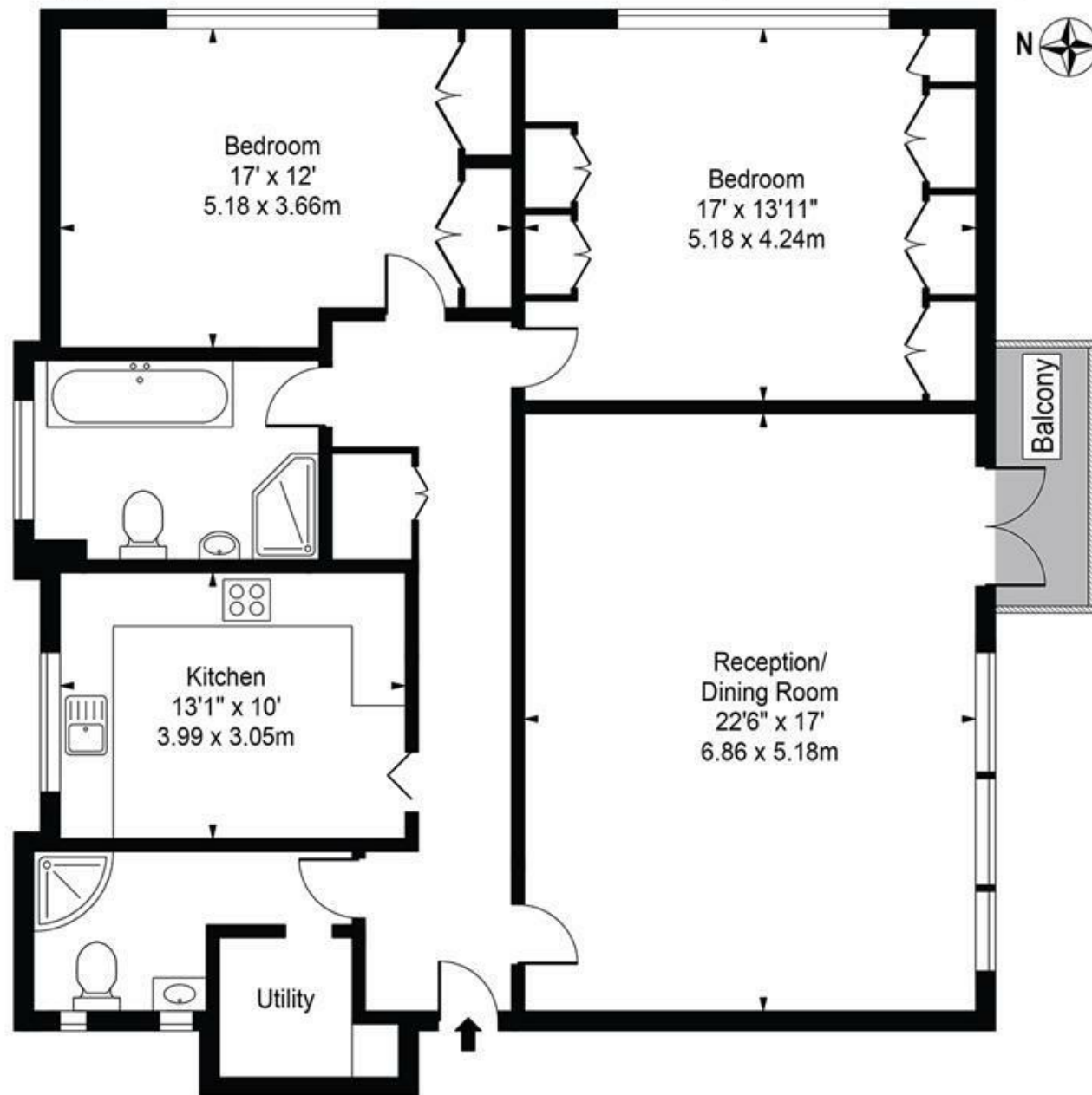


# Embassy Court

Approx. Gross Internal Area 1305 Sq Ft - 121.24 Sq M



First Floor

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.



## Woodford Road, South Woodford

Offers In Excess Of £625,000 Leasehold - Share of Freehold

- First floor apartment
- Two huge double bedrooms with fitted storage
- Shower room and separate utility room
- Modern kitchen/breakfast room
- 0.5 miles to South Woodford station & 0.6 miles to Snaresbrook Station and Wanstead High Street
- Spanning 1,305 square feet
- Bathroom with separate bath and shower
- Garage en-bloc with power
- 22'6 lounge/diner with South facing private balcony
- Guest parking

# Woodford Road, South Woodford

Located opposite the prestigious drive and offering an impressive 1,305 square feet of accommodation, including two huge double bedrooms, two bathrooms, 22'6" reception room with South facing balcony, separate utility room, kitchen/breakfast room and garage en-bloc, Petty Son & Prestwich are proud to offer this first floor apartment in Embassy Court.

Located on Woodford Road, just 0.5 miles walk from South Woodford Central Line Station and High Street and 0.6 Miles from Snaresbrook Station and Wanstead High Street, this first floor apartment offers fantastically spacious accommodation throughout.

**Bedroom**  
16'11" x 12'0"

One of 14 flats, this apartment is accessed via a secure entry phone system and once inside, a long corridor with storage cupboard for outwear leads you to all the rooms on offer. Two exceptionally large double bedrooms, both with a huge amount of fitted storage cupboards, provide ample room for a home working desk in both if desired, with both bedrooms serviced by separate bathroom facilities; one with a separate bath and shower and one shower room with a separate utility area providing space for a washer and tumble drier and housing the boiler. A separate contemporary kitchen/ breakfast room which, like all the other rooms is flooded with light thanks to the large windows, provides a good run of storage and includes a fitted gas hob, oven, and space for a dishwasher and fridge/freezer. Opposite the kitchen/breakfast room there is an impressive reception/dining room spanning 22' 6" in depth and opening onto a private balcony which faces away from the road and, as with the reception area, enjoys a Southerly aspect ensuring there is sun throughout the day. – the perfect place to spend all your down time. Externally the apartment has access to a private garage with power and the use of several guest parking spaces as well as the communal grounds which surround the development.

EPC Rating: D57  
Council Tax Band: D  
Lease Information: Share of Freehold 999 years from 25th December 1990 (995 Years remaining)  
Service Charge: £3,040 (per annum)  
Ground Rent: N/A

**Reception/Dining Room**  
22'6" x 16'11"

**Kitchen**  
13'1" x 10'0"

**Bedroom**  
16'11" x 13'10"



Council Tax Band: D

