



EATON COURT, SOUTH WOODFORD

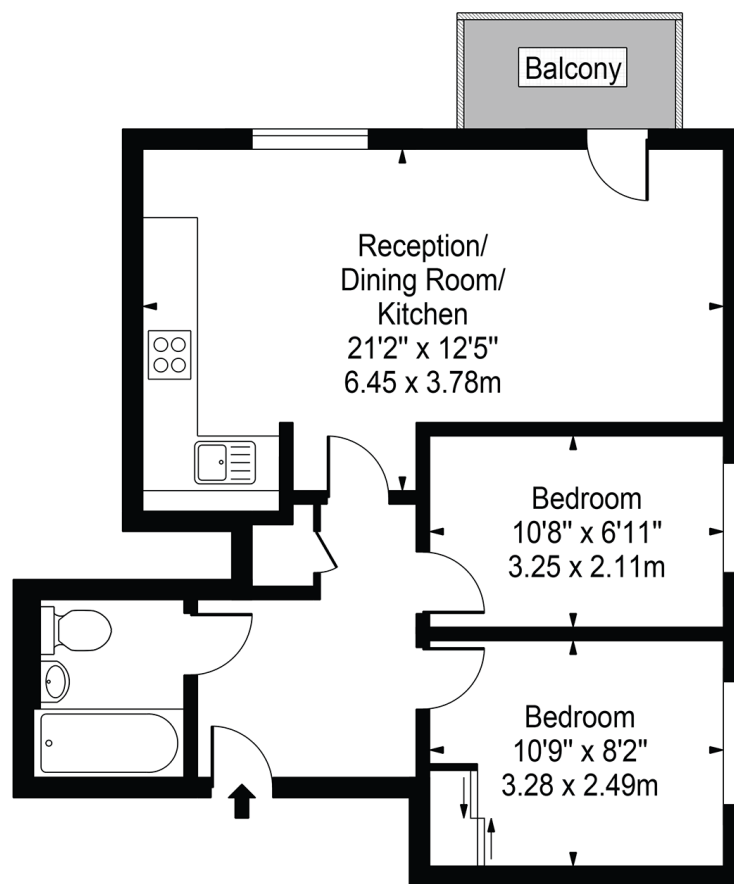
Petty Son & Prestwich are delighted to present this well-positioned two-bedroom apartment, complete with 24-hour concierge service, a private balcony, secure underground parking and offered chain-free. Perfectly located just a short 0.2-mile stroll from South Woodford Station, and at the top of George Lane, this home is surrounded by a vibrant mix of independent boutiques, supermarkets including Waitrose and M&S, as well as an array of bars and restaurants. It's an ideal base for commuters and those who appreciate having everything they need right on their doorstep. As you enter, the welcoming entrance hall leads into a spacious open-plan kitchen/living room – an inviting space for entertaining or simply relaxing. The recently fitted, modern kitchen boasts sleek, handleless cabinetry and tiled flooring, offering ample space for preparing meals. Equipped with an integral fridge/freezer, wine fridge, and stylish splashback, this kitchen exudes both functionality and sophistication. The lounge area is equally generous, providing plenty of space for a sitting area and a dining table, making it an ideal setting for hosting family and friends. From here, sliding doors open to the private balcony – the perfect spot for enjoying your morning coffee or unwinding at the end of the day. The principal bedroom is a spacious double with built-in wardrobe space, ensuring plenty of storage. The second bedroom offers flexibility, serving as an excellent home office or guest room. This charming apartment is offered chain-free, making it an easy and attractive choice for prospective buyers. Don't miss out on this fantastic opportunity!

£375,000 Leasehold

- Two Bedrooms • Secure underground allocated parking • Private Balcony
- Concierge • Chain Free • Modern Kitchen • 0.2 miles from South Woodford Station
- *EPC Rating: C79 • Council Tax Band: C*
- *Lease Information: 190 years from 1st April 2004 (170 Years remaining)*
- *Service Charge: £1096 Per annum • Ground Rent: Peppercorn*

Eaton Court

Approx. Gross Internal Area 536 Sq Ft - 49.80 Sq M



Second 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.

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