

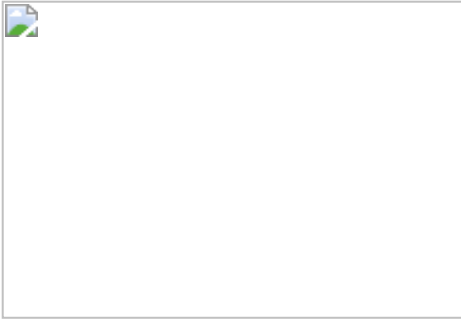


Spencer Munson  
41 High Road  
South Woodford E18 2QP

Tel: 020 8989 3331

[swoodford@spencermunson.co.uk](mailto:swoodford@spencermunson.co.uk)  
Website: [spencermunson.co.uk](http://spencermunson.co.uk)





## Peartree Court, Churchfields, South Woodford, E18

\*\* One bedroom \*\* \*\* Ground floor \*\* \*\* Private patio \*\* \*\* Gas C/H \*\* \*\* Unfurnished \*\* \*\*  
Unallocated parking available \*\* \*\* Laminate flooring \*\* \*\* Quiet location \*\* \*\* Available 14th  
August but could be available mid July \*\* \*\* EPC rating : C \*\* \*\*



## Peartree Court, Churchfields, South Woodford, E18

### Reception 1

4.7m (15'5) x 3.4m (11'2)



### Bedroom

6.1m (20'0) x 1.8m (5'11)



### Bathroom

3.4m (11'2) x 1.5m (4'11)



**Kitchen**

3.4m (11'2) x 1.8m (5'11)



**Enclosed Private Patio Area**


5.9m (19'4) x 3.2m (10'6)



**VIEW**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	71	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

SPENCER MUNSON are pleased to offer this one bedroom apartment. This ground floor flat has a large lounge with laminate flooring leading onto private balcony, modern fitted kitchen, modern bathroom with bath & shower attachment, double bedroom with built in fitted wardrobes and an extremely useful large store room. It has gas central heating, double glazing and an unallocated parking area. Walking distance to South Woodford's Leisure Centre and the Zone 4 Central Line station with direct access to the City and West End and 24 hour service at weekends. Offered unfurnished. EPC rating: C

**Peartree Court, Churchfields, South Woodford, E18**

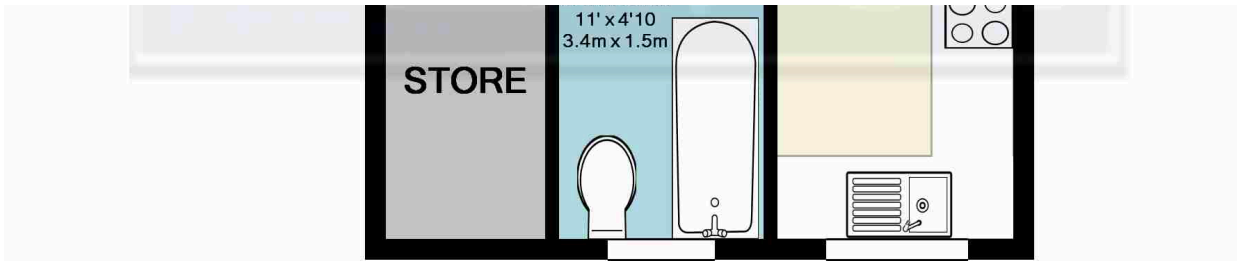




**Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floor plans are approximate and produced as a guide in good faith.





TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2013