



WHERE STANDARDS MATTER

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Peartree Court, Churchfields, South Woodford, E18

****FIRST FLOOR APARTMENT**** **** modern kitchen**** **** BALCONY**** ****Excellent transport links****
****one bedroom******communal gardens**** ****EPC Rating D**** ****COUNCIL TAX BAND C****

Asking Price £269,995 (L)



Peartree Court, South Woodford E18

A great opportunity to purchase this one bedroom First Floor Flat, in this popular development in Churchfields giving easy access to shops and transport. This home benefits from a modern kitchen and BALCONY and would make an ideal first time purchase. Further benefits include double glazing, communal parking, lots of storage space and well-maintained communal grounds. Just opposite Churchfields School is Redbridge Drama Centre and the restaurants, bars and shops at George Lane are also close to hand. Council Tax Band: C, EPC rating D. Lease Remaining: 84 Years Remaining Service Charge: £862 Per Annum (Approx.) Ground Rent: £10 Per Annum (Approx.)

Lounge

4.7m (15'5) x 3.38m (11'1)

Reception 1



Kitchen

3.28m (10'9) x 1.75m (5'9)



Bedroom

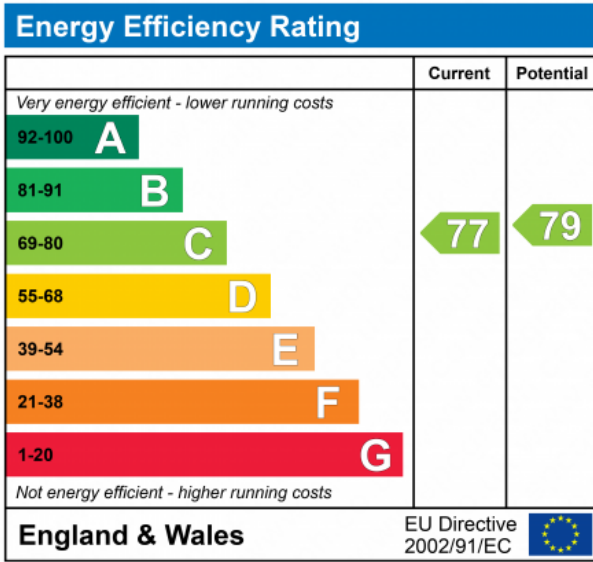
6.1m (20'0) x 2.41m (7'11)



Bathroom



Balcony

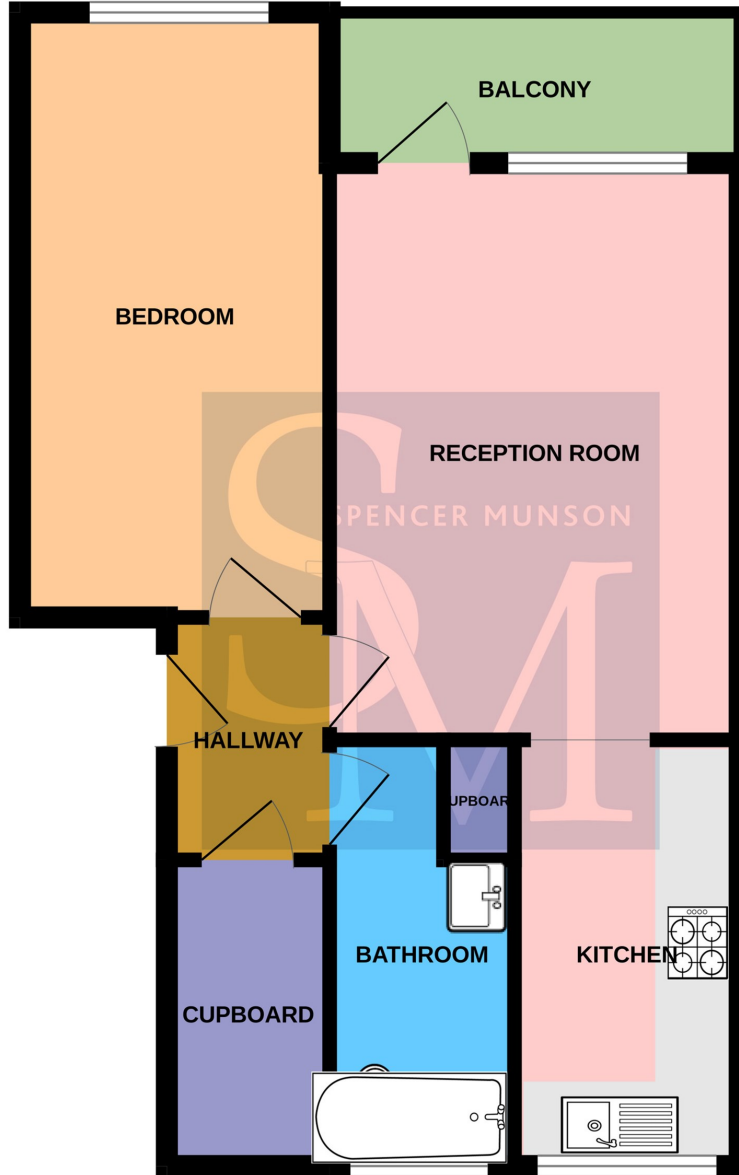


Balcony

Communal Garden

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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