ER MUNSON

Property Particulars

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Regency Court, 8-111 High Road, South Woodford, E18

**LUXURY 2 BEDROOM APARTMENT WITH BALCONY ** ** Zone 4 Central Line station with 24hr at weekend ** ** Underground parking ** ** 24hr Concierge ** ** Water bills included ** ** Near shops, bars and restaurants ** ** Communal Gardens ** ** Unfurnished ** ** Available 5th October ** ** EPC Rating B Council tax band D.

Rent: £1,850 - Monthly



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Lounge 8.13m (26'8) x 3.85m (12'8)



Kitchen





Bedroom 1 3.68m (12'1) x 2.94m (9'8)

En suite

Bedroom 2 3.83m (12'7) x 2.88m (9'5)

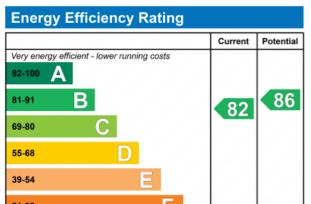






Bathroom 1.59m (5'3) x 2.51m (8'3)





STER MUNSON are pleased to offer this luxury second floor purpose built flat in a prime central location opposite George Lane and therefore close to Sainsbury's and Waitrose supermarkets, shops, boutiques, bars, restaurants, the Qdeop cinema, South Woodford's Leisure Centre and South Woodford Central Line station is opposite walk away and in Zone 4 with direct access to the City and West End and 24 hour service at weekends. This apartment comprises a founge with wood flooring opening to a fitted kitchen with built in oven & hob, fridge/freezer and washer/dryer. The master bedroom has an en suite bathroom, there is a second double bedroom and a family bathroom. The block makes an ideal home for a busy commuter being near the station but also having a 24hr concierge, communal gardens, lift, cinema room, good space balcony and there is an allocated parking space in the underground gated car park. Available on a unfurnished basis to move in 5th October EPC rating: B Council tax band B

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of abors, whichose, cronta and any other items are approximate and no responsibility is laken for any error, rospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 floorplans are approximate and produced as a guide in good faith.