

Regency Court, High Road, South Woodford, E18

****LUXURY 2 BEDROOM APARTMENT ** ** Zone 4 Central Line station with 24hr at weekend ** ****
Underground parking ** ** 24hr Concierge ** ** Hyperoptic broadband ** ** Water bills included
**** ** Near shops, bars and restaurants ** ** Communal Gardens ** ** Unfurnished ** ****
Available July ** EPC Rating B

Rent: £1,525 - Monthly



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SPENCER 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 Odeon cinema, South Woodford's Leisure Centre and South Woodford Central Line station is only a 10 minute 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 lounge 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 and there is an allocated parking space in the underground gated car park. Also you can get Hyperoptic broadband in the build with speeds up to 1Gbps Available on a unfurnished basis to move in July. EPC rating: B

Reception

4.69m (15'5) x 6.85m (22'6)

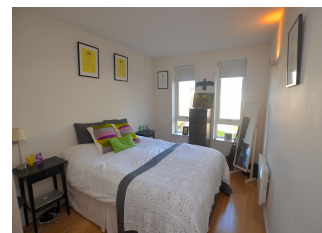


Kitchen



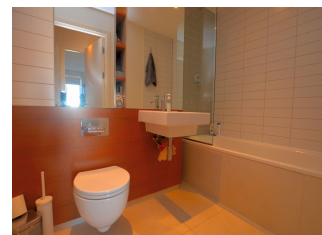
Master Bedroom

2.7m (8'10) x 3.91m (12'10)



Bathroom

2.45m (8'0) x 1.43m (4'8)



Bedroom

2.94m (9'8) x 3.91m (12'10)





En-suite

1.42m (4'8) x 2.02m (6'8)



Communal Garden

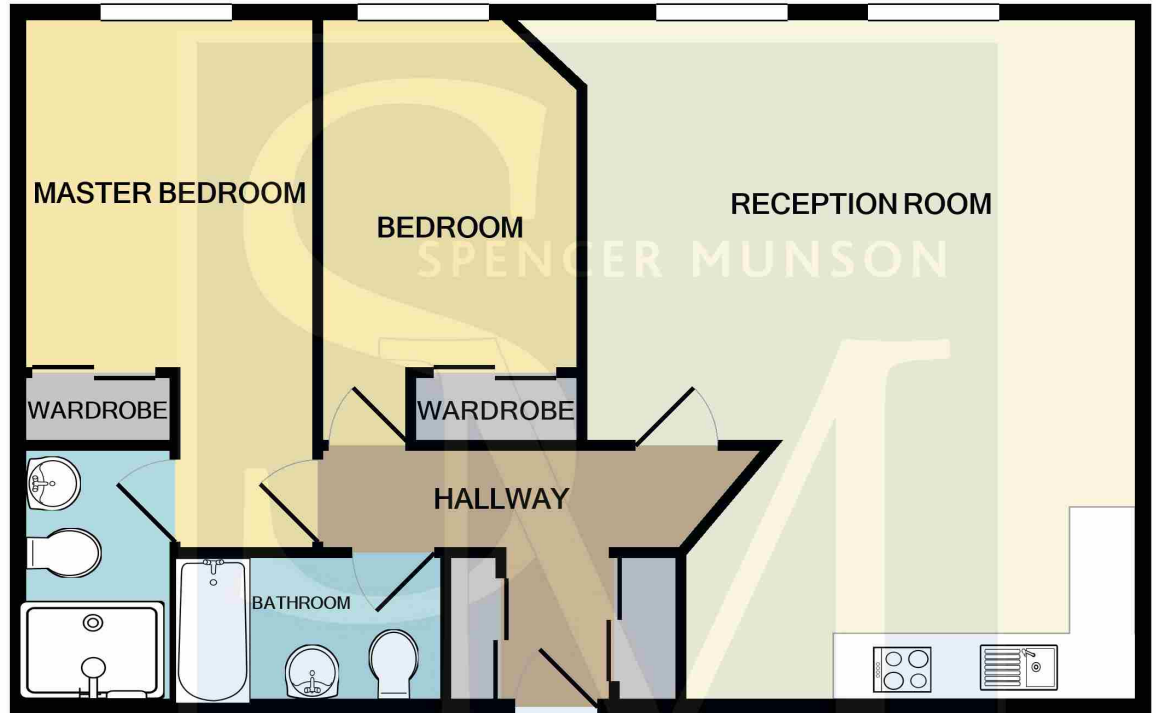


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	82	86	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> 			<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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
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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.