



WHERE STANDARDS MATTER

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Regency Court, 8-111 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 25th October** EPC Rating B**

Rent: £1,850 - Monthly



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Reception

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

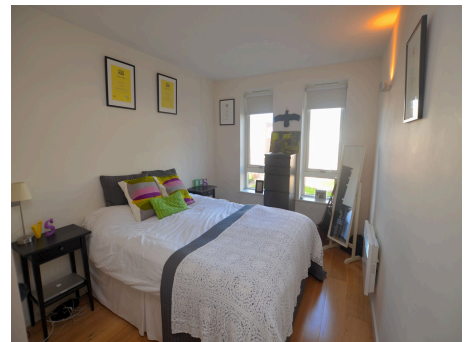


Kitchen



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)



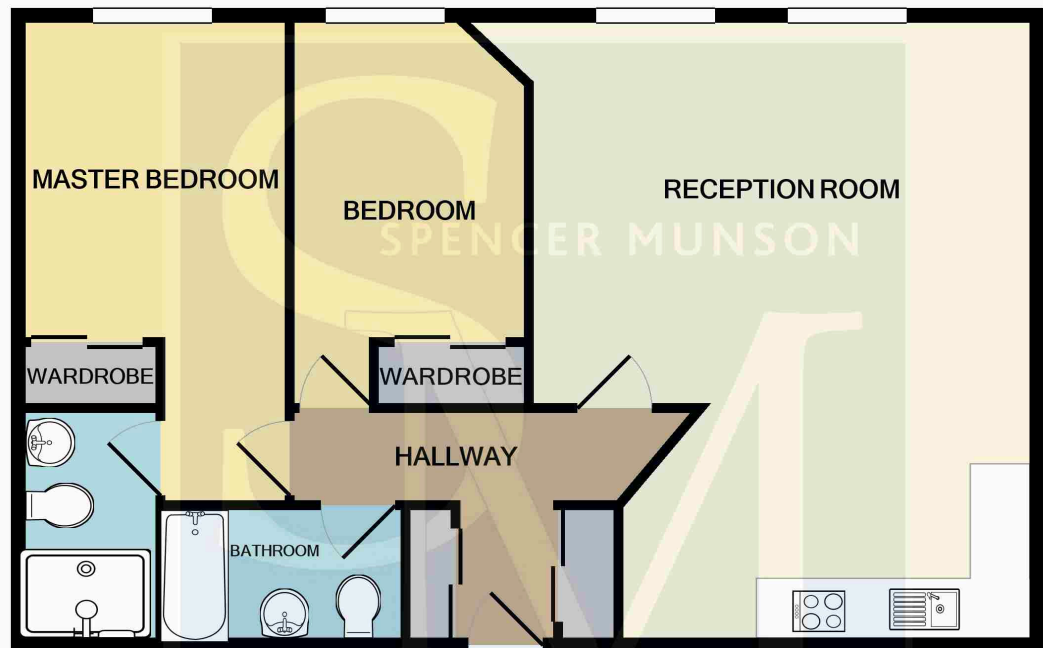
Communal Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	82	86
69-80 C		
55-68 D		
39-54 E		
21-38 F		

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 25th October. EPC rating: B

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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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