



WHERE STANDARDS MATTER

Spencer Munson
128 High Road
Loughton IG10 4BE

Tel: 020 8502 2222

loughton@spencermunson.co.uk

Website: spencermunson.co.uk



Lynwood Close, South Woodford, E18

** One bedroom ** ** Ground floor ** ** Security entry phone system ** ** Gas C/H***** ** **
Laminate flooring ** ** Bathroom/W.C ** ** Fitted Kitchen ** ** Quiet location ** ** ** ** no
onward chain ** ** EPC rating : C ** ** Lease has 133 years remaining ** **

Asking Price £265000



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Lounge



Kitchen

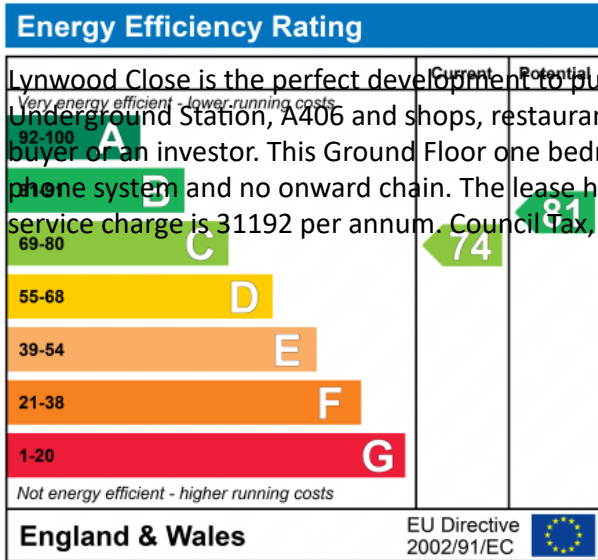


Bedroom



Bathroom





Lynwood Close is the perfect development to purchase a flat in being within easy access of South Woodford Underground Station, A406 and shops, restaurants and bars in George Lane. It would be ideal for a first time buyer or an investor. This Ground Floor one bedroom flat has the added advantage of having a security entry phone system and no onward chain. The lease has 133 years remaining and there is no Ground rent to pay, the service charge is 31192 per annum. Council Tax, Redbridge, Band C. EPC rating C

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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.