



WHERE STANDARDS MATTER

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Albert Road, South Woodford, E18

**** TWO BEDROOM MAISONETTE ** **FIRST FLOOR** ** CLOSE TO SOUTH WOODFORD STATION /
CENTRAL LINE ** **MODERN THROUGHOUT ** ** PERMIT PARKING ** ** GOOD SIZE ROOMS **
** SHARE OF FREEHOLD ** ** 980 YEARS UNEXPIRED LEASE ** ** EPC RATING D** ** COUNCIL
TAX BAND C** OFFERED CHAIN FREE****

Asking Price £375,000



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Lounge

4.88m (16') x 3.84m (12'7)



Kitchen

2.97m (9'9) x 2.97m (9'9)



Bedroom One

3.71m (12'2) x 3.05m (10')



Bedroom Two

2.74m (9') x 2.18m (7'2)



Bathroom



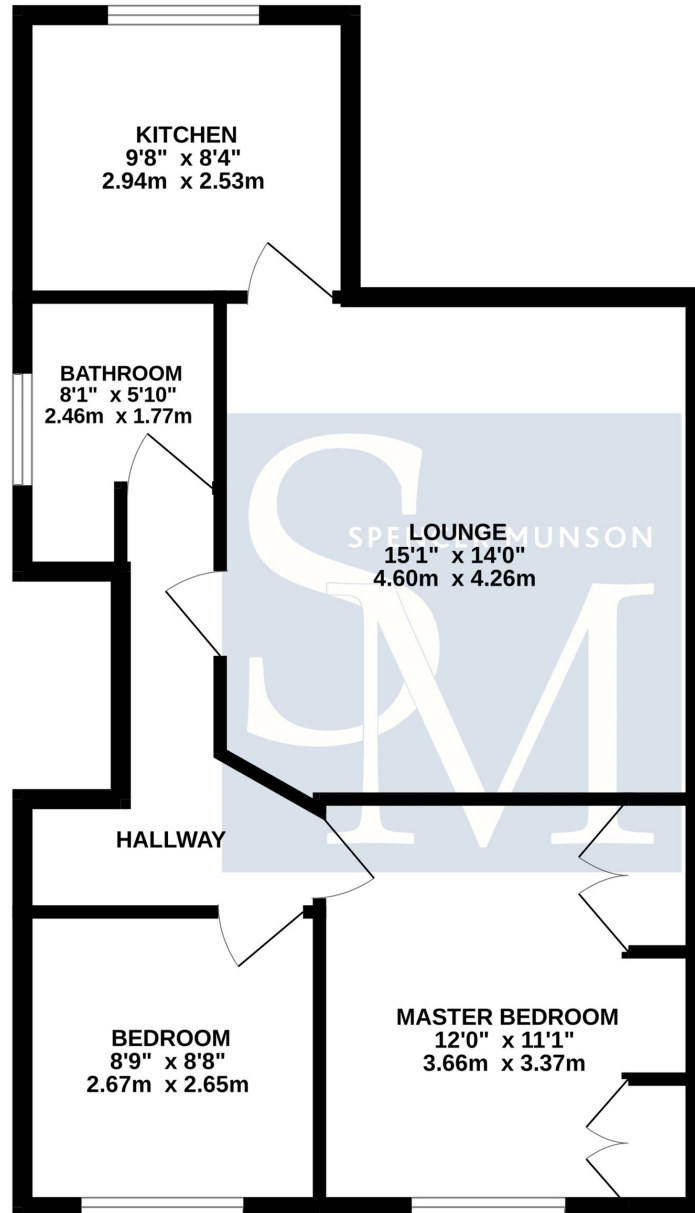
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	66	
39-54 E		
21-38 F		
1-10 G		

Situated in very convenient town centre location this first floor maisonette makes an ideal home to a busy commuter or young family. It has gas fired central heating, good size rooms and there is on street residents permit parking and there is a share of the freehold offering 980 unexpired years. Total floor area 62 square metres. The property does require some modernisation and is keenly priced to reflect this Chain Free. EPC rating: D / Council tax band: C. ground rent 10 per annum.

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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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