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Hermitage Court, Woodford Road, London, E18

****CASH BUYERS ONLY** ** Three bedroom purpose built flat in a sought after location ****

****Ground Floor****

**** close to South Woodford and Snaresbrook Tube station / Central Line ** **within catchment of good schools ** ** unallocated parking ** ** generous sized rooms ** ** well tended communal gardens ** ** gas central heating ** ** 12 years unexpired lease ** ** Service Charge £3,030.00 per annum** ** Ground Rent £25.00 per annum ** ** EPC Rang D ** ** Council tax band D ** ****

Offers In Excess Of £260,000 (L)



Hermitage Court, London, E18

Lounge



Kitchen



Bedroom 1



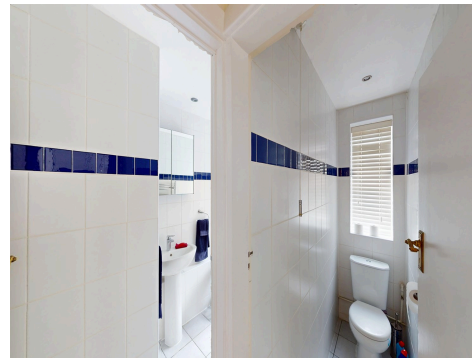
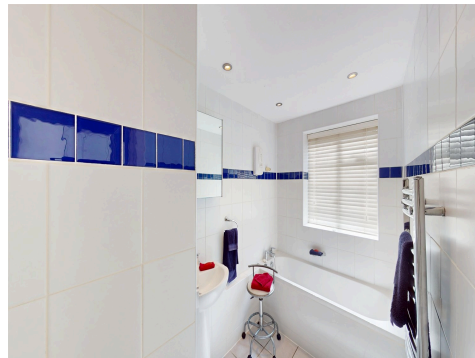
Bedroom 2



Bedroom 3

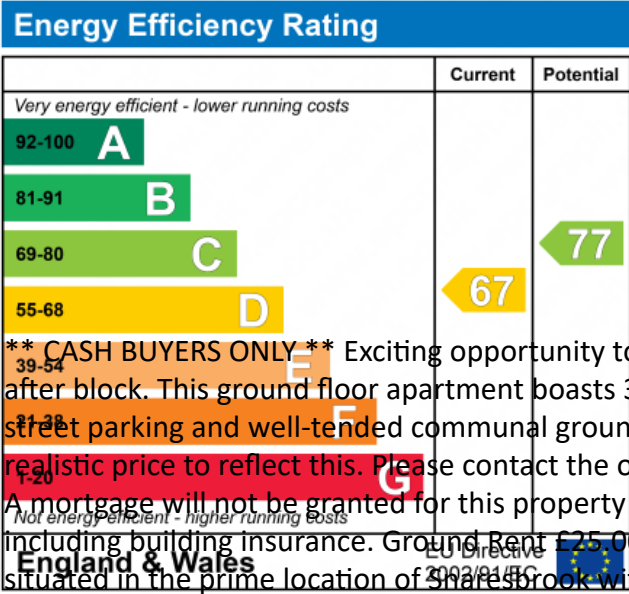


Bathroom/WC with shower



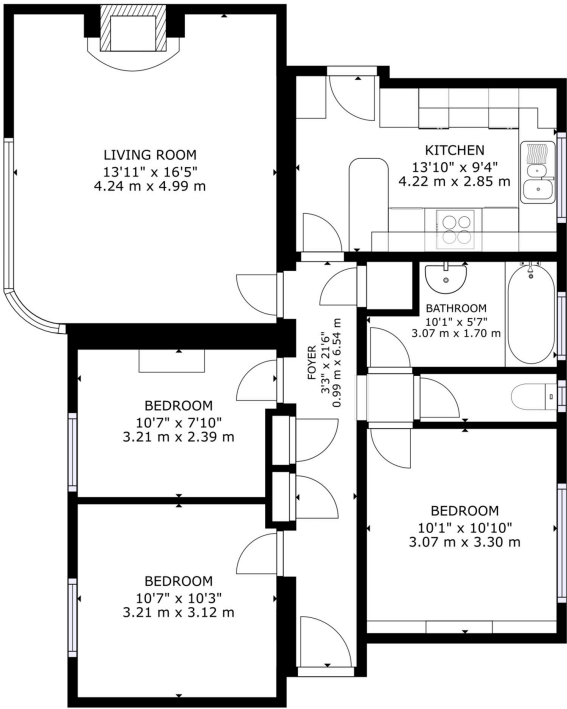
well tended communal garden gardens

Unallocated Parking



**** CASH BUYERS ONLY **** Exciting opportunity to acquire one of the rarely available larger properties in sought after block. This ground floor apartment boasts 3 bedrooms, bathroom/W.C, gas central heating, unallocated off street parking and well-tended communal grounds. The lease is very low and therefore being offered for sale at a realistic price to reflect this. Please contact the office on 020 8502 2222 to learn more about renewing the lease. A mortgage will not be granted for this property with its current short lease. Service charge £3,030 per annum including building insurance. Ground Rent £25.00 per annum. EPC : D. Council Tax band D.Hermitage Court is situated in the prime location of Snaresbrook within walking distance of many local shops, supermarkets, restaurants, cafes and gyms as well as a number of well regarded schools. Benefitting from great transport links including South Woodford and Snaresbrook's Central Line stations, providing direct access and a short commute to Central London, and the M11, A12 and A406. This lovely area also benefits from many nearby open green spaces to enjoy long walks and picnics in the great outdoors.

Hermitage Court, London, E18



GROSS INTERNAL AREA
FLOOR 1: 873 sq ft, 81.11 m²
TOTAL: 873 sq ft, 81.11 m²
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.