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### High Road, London, E18

**\*\* Open PLAN LOUNGE TO FITTED KITCHEN\*\* \*\* TWO DOUBLE BEDROOMS \*\* \*\* POPULAR DEVELOPMENT CLOSE TO AMENITIES \*\* \*\* LARGE WINDOWS \*\* \*\* 24 HOUR CONCIERGE \*\* \*\* THIRD FLOOR \*\* \*\* COMMUNAL LIFT \*\* \*\* WELL MAINTAINED COMMUNAL GARDENS \*\* SECURE UNDERGROUND PARKING SPACE\*\* \*\* \*\* LEASE: 106 YEARS REMAINING\*\***

**Asking Price £440,000.00 (Leasehold)**



## Regency Court 89 -111, London, E18

Lounge



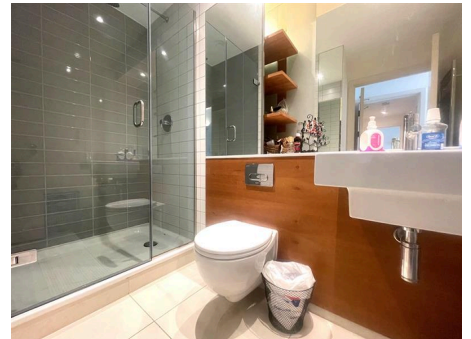
Kitchen



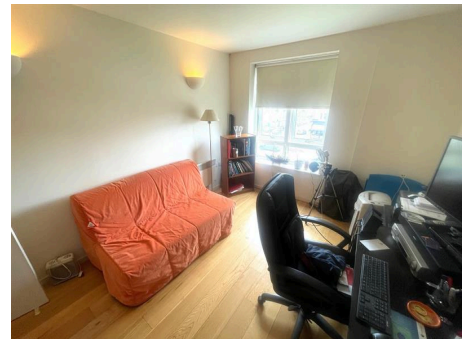
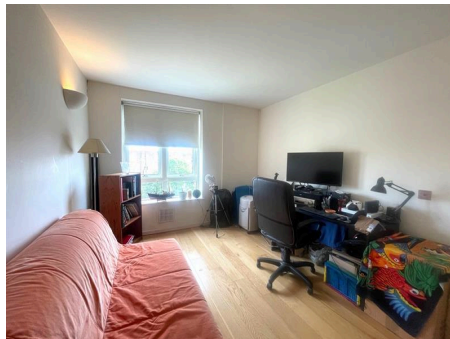
Bedroom 1



En-suite/ shower room



Bedroom 2





Family Bathroom



Communal Garden



Parking

Underground Parking Space

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	86
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

Situated facing the front of this popular development, we are pleased to offer for sale this TWO DOUBLE bedroom second floor flat benefiting from an open plan fully fitted kitchen/lounge, with bay window in lounge, master bedroom with en-suite shower room, further family bathroom, electric heating and one underground secure parking space. Total floor area 70 square metres

Regency Court is situated facing George Lane with its many shops, restaurants and bars and is close to The Central line station giving easy access to London for Commuters. There is a beautifully landscaped communal garden and concierge together with 24 hour concierge. EPC rating B - Council Tax Band D Lease Remaining: 106 Years Remaining. Service Charge: £3170.38 Per Annum. Ground Rent: £250.00 Per Annum (Approx.)

## Regency Court 89 -111, London, E18

### **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.