



WHERE STANDARDS MATTER

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Peartree Court, Churchfields, South Woodford, E18

**** One double bedroom ** ** Ground floor ** ** Private patio ** ** Gas C/H ** ** Unallocated parking available ** ** Laminate flooring ** ** Quiet location ** ** 99 years unexpired lease ** ** EPC rating : C ** ** council tax band C ** ****

Asking Price £289,995.00



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Reception 1

4.7m (15'5) x 3.4m (11'2)



Bedroom

6.1m (20'0) x 1.8m (5'11)



Bathroom

3.4m (11'2) x 1.5m (4'11)



Kitchen

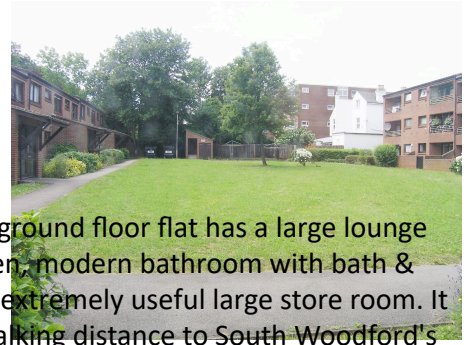
3.4m (11'2) x 1.8m (5'11)



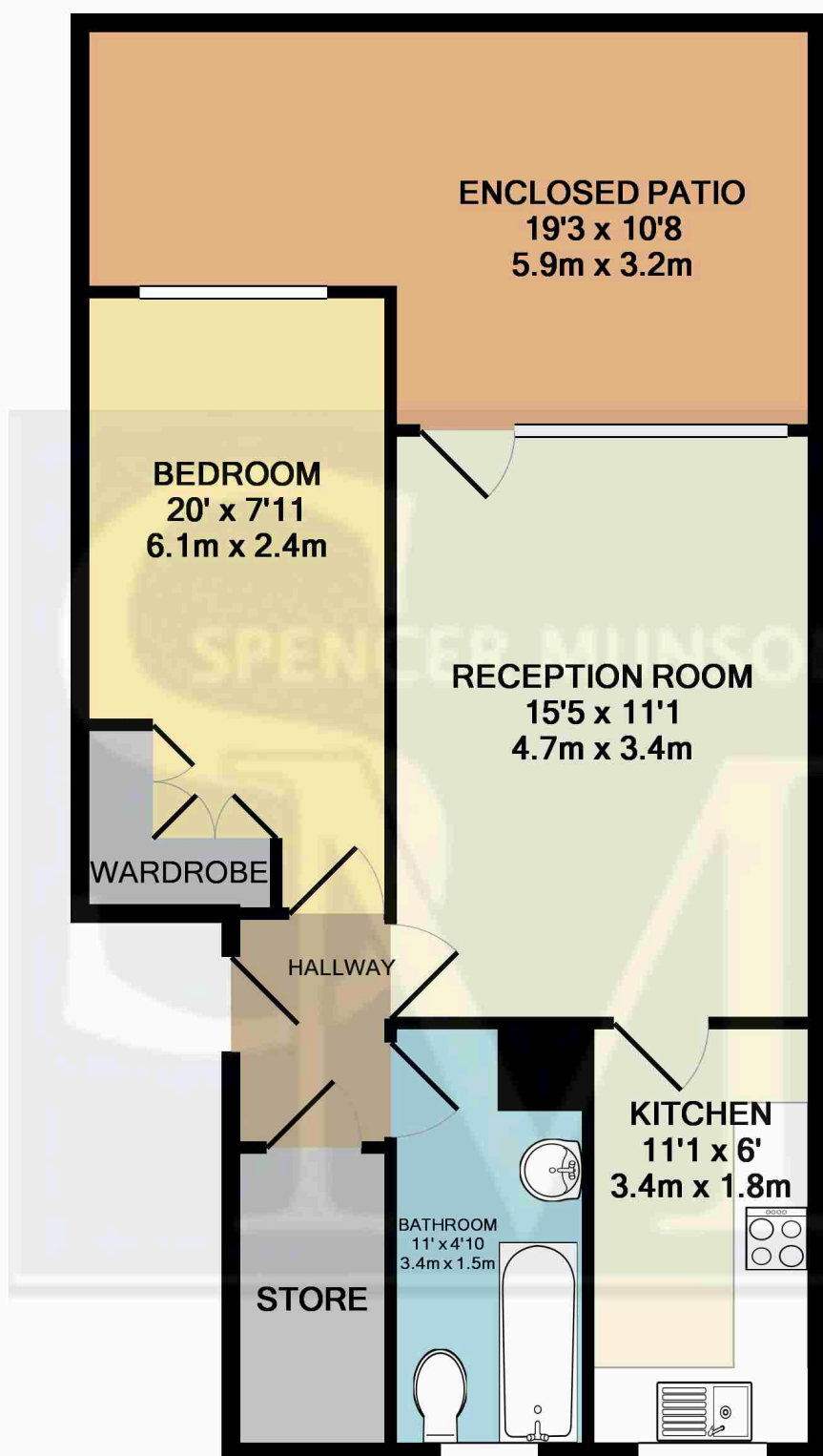
Enclosed Private Patio Area

5.9m (19'4) x 3.2m (10'6)



VIEW

SPENCER MUNSON are pleased to offer this one bedroom apartment. This ground floor flat has a large lounge with laminate flooring leading onto PRIVATE BALCONY, modern fitted kitchen, modern bathroom with bath & shower attachment, double bedroom with built in fitted wardrobes and an extremely useful large store room. It has gas central heating, double glazing and an unallocated parking area. Walking distance to South Woodford's Leisure Centre and the Zone 4 Central Line station with direct access to the City and West End and 24 hour service at weekends. Lease 99 years unexpired, ground rent £10 per annum, annual service charge £936.47, EPC rating: C, Council tax band C

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TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

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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