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Cowley Court, Grove Hill, South Woodford, E18

**** ** ONE BEDROOM FLAT IN GREAT LOCATION ** ** Ground Floor ** ** Walking distance to Shops, bars and restaurants and Central Line Station ** ** Laminate flooring throughout ** ** Gas Central Heating ** ** OWN PARKING SPACE ** ** Security Entryphone System ** ** SHARE OF FREEHOLD ** ** Brand new 99 year lease ** ** ** ** Ideal first time purchase or investment property ** ****

Asking Price £299,995



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Reception 1



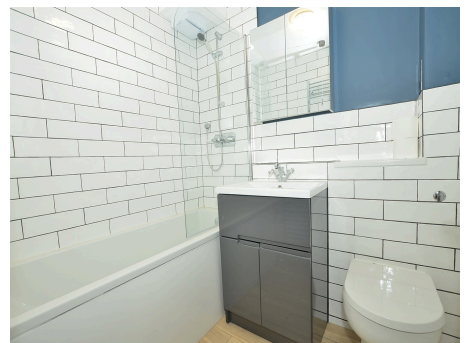
Kitchen



Bedroom 1

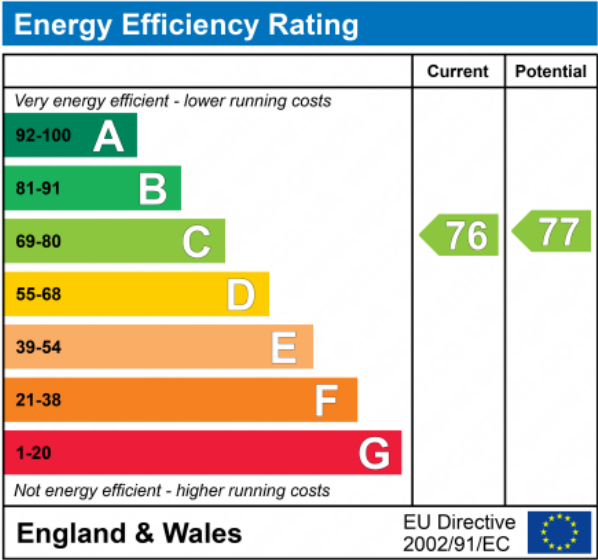


Bathroom



Parking





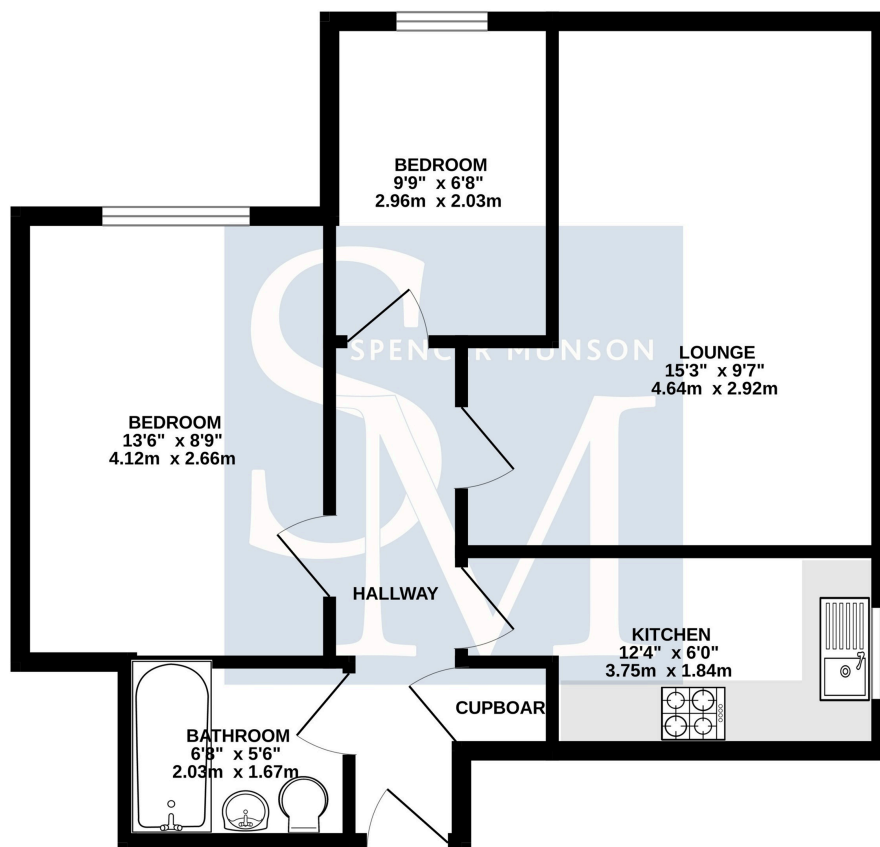
Exterior

SPENCER MUNSON are pleased to offer this modern one bedroom Ground floor apartment in prime location being situated just off The High Road South Woodford within walking distance of GEORGE LANE shops, bars and restaurants and an easy walk to South Woodford Central Line Station offering easy access to the city (Stratford in 15 minutes and Liverpool Street in 20 minutes). The property offers a modern kitchen with appliances, Modern bathroom with shower, laminate flooring throughout, large double bedroom and good size living room together with OWN PARKING SPACE. The property has SHARE OF FREEHOLD with a NEW 99 YEAR LEASE. Service charge £1,620.00 per annum. EPC rating : C / Council tax band C



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GROUND 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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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.