



WHERE STANDARDS MATTER

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Daisy Road, South Woodford, E18

**** ONE BEDROOM APARTMENT** LOCAL TO SHOPS AND AMENITIES** ** WALKING DISTANCE TO SOUTH WOODFORD TUBE STATION** ** LARGE DOUBLE BEDROOM** SEPARATE KITCHEN TO LIVING ROOM** ** FAMILY BATHROOM** **LARGE LIVING SPACE** ** PRIVATE PARKING** ** EPC RATING: C COUNCIL TAX BAND C** ** 89 YEARS LEASE REMAINING** ** GROUND RENT £100 p.a SERVICE CHARGE £1,918.00 p.a**

Asking Price £275,000



James Court, South Woodford E18

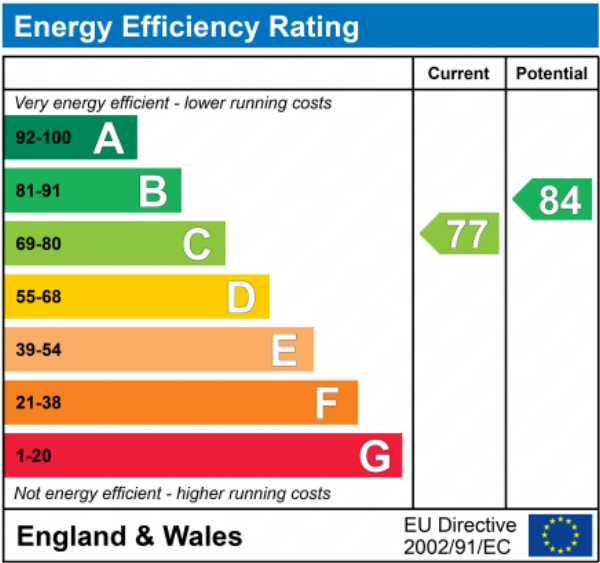
Reception 1
Reception 1



Kitchen



Bathroom



Spencer Munson are delighted to offer this well-presented one-bedroom first-floor flat, ideally located in a residential development in South Woodford, Set in a prime location, the property is just a short walk from George Lane, which offers a selection of bars, restaurants, cafés, including a large international supermarket, Sainsburys, and Marks & Spencer. The apartment is also within easy walking distance of South Woodford Central Line station, providing excellent transport links into the City. Inside, the flat features a spacious double bedroom, a separate living area, a fitted kitchen and a family bathroom, making it an ideal home for first-time buyers or

investors, Private parking to rear, call now to register your interest. EPC Rating C Council Tax Band C. 89 Years
Lease Remaining, Ground Rent £100 p.a Service Charge £1,918.00 p.a

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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.