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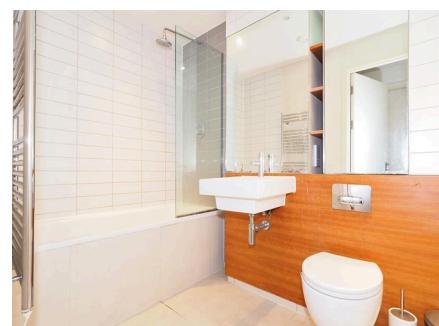


Regency Court, 8-111 High Road, London, E18

LUXURY 2 BEDROOM PURPOSE BUILT FLAT! ** CLOSE TO CENTRAL LINE STATION ** LARGE OPEN PLAN LIVING SPACE FULLY FITTED KITCHEN** 24hr CONCIERGE** *** ** NO ONWARD CHAIN**
** ONE UNDERGROUND PARKING SPACE ** ** ELECTRIC HEATING ** ** ** GROUND FLOOR ** **
EPC RATING: C COUNCIL TAX BAND D** LEASEHOLD PROPERTY 100 YEARS APPROX ** ** GROUND RENT £250.00** ** SERVICE CHARGE £3,544.74 PER ANNUM**

Offers In Excess Of £425,000.00



Regency Court, High Road, South Woodford, E18**Kitchen****Reception 1****Bedroom 1****Bedroom 2****Bathroom 2**

Bathroom 1**Communal garden Garden****Parking****Communal Gardens****Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	71	80
55-64 D		
39-54 E		
26-38 F		
1-25 G		
Not energy efficient - higher running costs		

Spencer Munson are pleased to offer you this chance to buy a two bedroom ground floor flat in this very popular development on Woodford High Road opposite George Lane. A short walk of the Odeon cinema, local supermarkets, shops and to South Woodford Central Line station with direct access to Stratford (Westfield shopping and Olympic Park) and onto the City and West End of London. This well proportioned flat has a large open planned lounge with fitted kitchen, two double bedrooms, one with en suite shower room and a family bathroom. There are attractive communal gardens, 24 hour concierge service, underground parking with one allocated space. It is offered with no onward chain.

England & Wales 2002/01/EG

Lease: Ground Rent: £250 Service Charges: £3,544.74 per annum,

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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.