



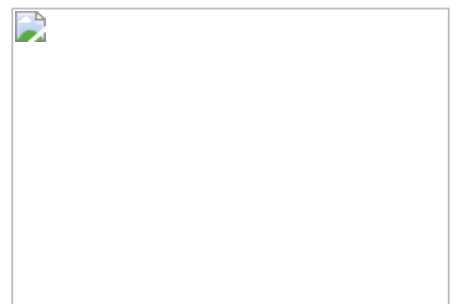
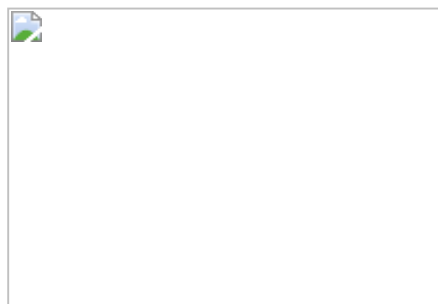
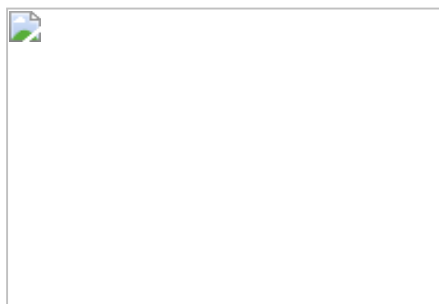
WHERE STANDARDS MATTER

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## Regency Court, 8-111 High Road, South Woodford, E18

\*\* Luxury two bedroom apartment in South Woodford \*\* \*\* Highly sought after Regency Court \*\*  
\*\* Ground floor \*\* \*\* Two double bedrooms \*\* \*\* Two bathrooms \*\* \*\* Parking \*\* \*\* 24 Hr  
Concierge \*\* \*\* Available 1st May \*\* \*\* Unfurnished \*\* EPC Rating: D / Council tax band: D\*\*

**Rent: £1,750 - Monthly**



## Regency Court, South Woodford E18

### Lounge

6.1m (20'0) x 3.66m (12'0)



### Kitchen



### Bedroom One

3.72m (12'2) x 2.82m (9'3)



### En Suite

2.54m (8'4) x 1.69m (5'7)



### Bedroom Two

3.21m (10'6) x 2.84m (9'4)



**Bathroom**

2.83m (9'3) x 1.46m (4'9)



## Regency Court, South Woodford E18

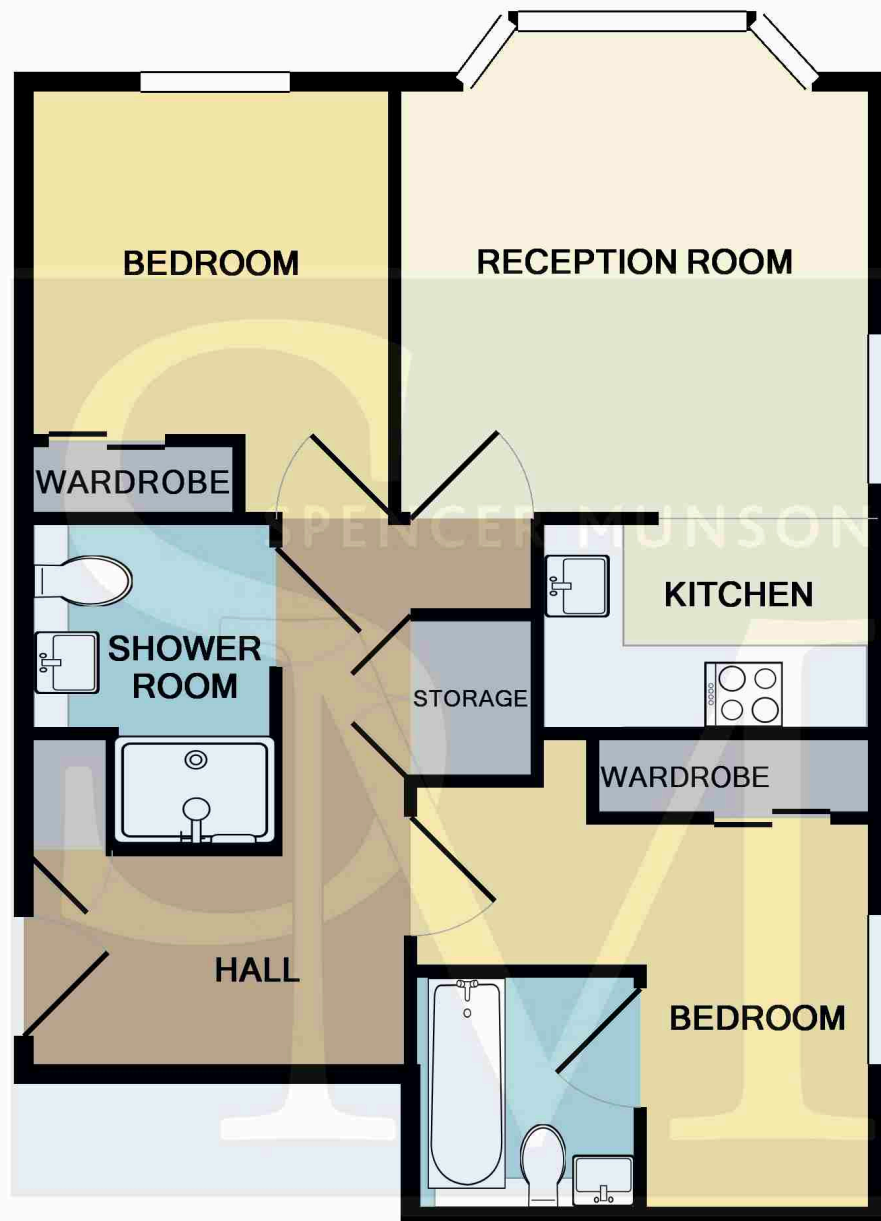
### Concierge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	80
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Delightful ground floor apartment situated within Regency Court. Comprising of a large open plan lounge kitchen, two double bedrooms with built in wardrobes, bathroom and en-suite to master bedroom. Benefits include 24 hour concierge, underground parking and cinema room. Located within a moments walk of George Lane and its shops bars and restaurants as well as South Woodford Central Line Station offer easy access to the city (Stratford in 15 Minuets and Liverpool Street in 20 Minuets) Available 1st May on an unfurnished basis. EPC Rating: D

## Regency Court, South Woodford E18



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 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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### **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.