

## Maybank Road

Approximate Gross Internal Area  
 Ground Floor = 40.4 sq m / 435 sq ft  
 First Floor = 40.4 sq m / 435 sq ft  
 Total = 80.8 sq m / 870 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

### Contact

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**3 Bed  
 Apartment  
 located in**





# 119A Maybank Road

South Woodford

£375,000  
Leasehold



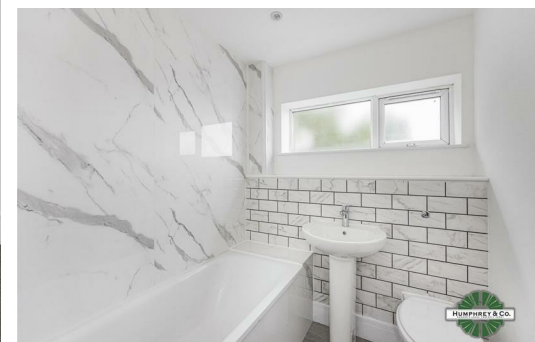
\*\*\*\*Chain Free \*\*\*\*

Humphrey & Co Estates are please to present this newly refurbished split level three bedroom Maisonette.

This property is located above a commercial premises and comprise from entrance hall, Spacious open plan kitchen / reception room, three good size bedroom, family bathroom and a private balcony. Other benefits include double glazing, Gas central heating, 140 year lease, garage and close to local shops.

This property is located within walking distance of South Woodford station and an array of shops and amenities along George Lane. We highly recommend early viewings to appreciate this spacious property as this property is ideal for a first time buyer or investor.

- Three Bedroom
- Split Level
- Private Balcony / Patio
- 140 year Lease



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

