



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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	



50a Primrose Road, South Woodford, London, E18 1DE

£600,000



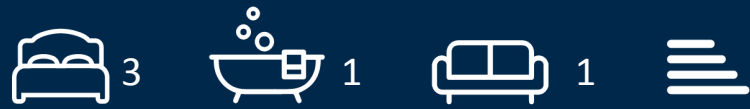
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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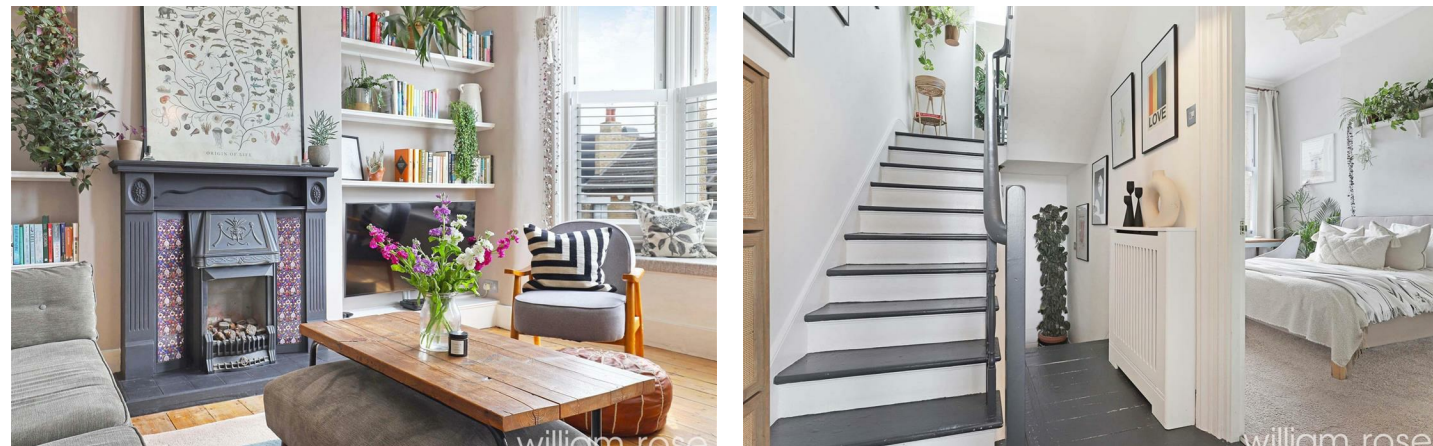
Date: 25/6/2024

50a Primrose Road, London E18 1DE

A beautiful three bedroom split level Victorian maisonette set on a great road and just a short walk from the station. The property benefits from a large private garden and a share of the freehold.



Council Tax Band: C



Welcome to this beautifully renovated three-bedroom split-level period conversion maisonette, perfectly situated in the vibrant and sought-after South Woodford area. Extending to an impressive 1210 square feet, this exquisite home combines classic charm with modern luxury, offering an exceptional living experience.

As you step inside, you are immediately greeted by the high standard of renovation that has transformed this property into a stylish and comfortable haven. The spacious living areas flow seamlessly, featuring newly fitted windows that flood the rooms with natural light and enhance the elegant period features.

The heart of the home is the contemporary fitted kitchen, equipped with integrated appliances and ample storage. This modern space is perfect for culinary enthusiasts and family gatherings, providing both functionality and style. The attention to detail in the kitchen renovation is evident, making it a delightful space to cook and entertain.

Three generously sized bedrooms offer peaceful retreats, each designed with comfort and sophistication in mind. The free-standing roll top bath is a standout feature in the large bathroom, providing a luxurious space to unwind and relax. Its thoughtful design includes high-quality fixtures and fittings, ensuring a spa-like experience.

The maisonette also boasts a beautiful private rear garden, directly accessible from the property, creating a seamless blend of indoor and outdoor living. This tranquil garden space is perfect for enjoying al fresco dining, gardening, or simply relaxing in your own private oasis. Additional improvements include a new roof and ample storage throughout the property, enhancing its practicality and appeal. The share of freehold adds to the investment security and peace of mind, making this home not only beautiful but also a wise choice for discerning buyers.

Located in the desirable South Woodford area, this property benefits from excellent local amenities, including shops, cafes, and parks, as well as convenient transport links. The vibrant community

and picturesque surroundings make it an ideal place to call home. Don't miss the opportunity to own this stunning three-bedroom split-level period conversion maisonette. With its high-standard renovations, ample living space, private garden, and prime location, this property is a true gem in South Woodford. Schedule a viewing today and discover the perfect blend of classic elegance and modern comfort.

Tenure: Share Of Freehold
Council Tax Band: C
London Borough of Redbridge
Lease Remaining: 900 Years
EPC - D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.