



Derby Road,
London, E18 2PS

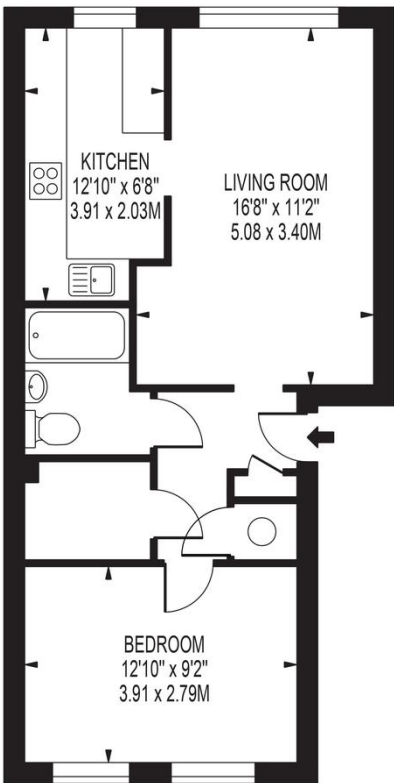
Price:
£250,000

Property Features

Derby Road is a spacious one bedroom flat, situated on the top floor of a small purpose-built residential development. Derby is situated equal distance between South Woodford and Woodford station so benefits massively local amenities of both areas. Derby Road is spread over 500 SQ FT entering on the first floor you are greeted with an entrance lobby leading to the large lounge and separate modern fitted kitchen, spacious double bedroom and bathroom. Additional benefits are private allocated parking space and ample storage through-out the property.



DERBY ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 501 SQ FT - 46.54 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 c | 76 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- ☐ First Floor Flat
- ☐ One Double Bedroom
- ☐ No Chain
- ☐ Private Parking
- ☐ Quiet Road
- ☐ Large Reception Room
- ☐ Bonus extra storage/closet space

Tooting Office
Tooting
London

Mon-Fri: 8:30am - 7pm
Sat: 9am - 5pm

www.time2move.com
admin@time2move.com
0208 640 0146

