



WHERE STANDARDS MATTER

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

SPENCER MUNSON are pleased to offer this luxury second floor purpose built flat in a prime central location opposite George Lane and therefore local to shops and amenities and South Woodford Central Line station which is only a short walk away and in Zone 4 with direct access to the City. This apartment comprises a open planned lounge with a fitted kitchen. The master bedroom has an en-suite bathroom, there is a second double bedroom and a family bathroom. The block makes an ideal home for a busy commuter being near the station but also having a 24hr concierge, communal gardens, lift and there is an allocated parking space in the underground gated car park. Available 13th October. EPC rating : B. Council Tax D

Rent: £1,995 - Monthly



Regency Court, South Woodford, E18

Reception

6.9m (22'8) x 3.78m (12'5)



Kitchen



Bedroom 1

3.84m (12'7) x 2.95m (9'8)



Bathroom

1.49m (4'11) x 2.56m (8'5)



Master Bedroom with Ensuite

2.95m (9'8) x 3.85m (12'8)



En Suite
3.09m (10'2) x 1.08m (3'7)



Communal Garden

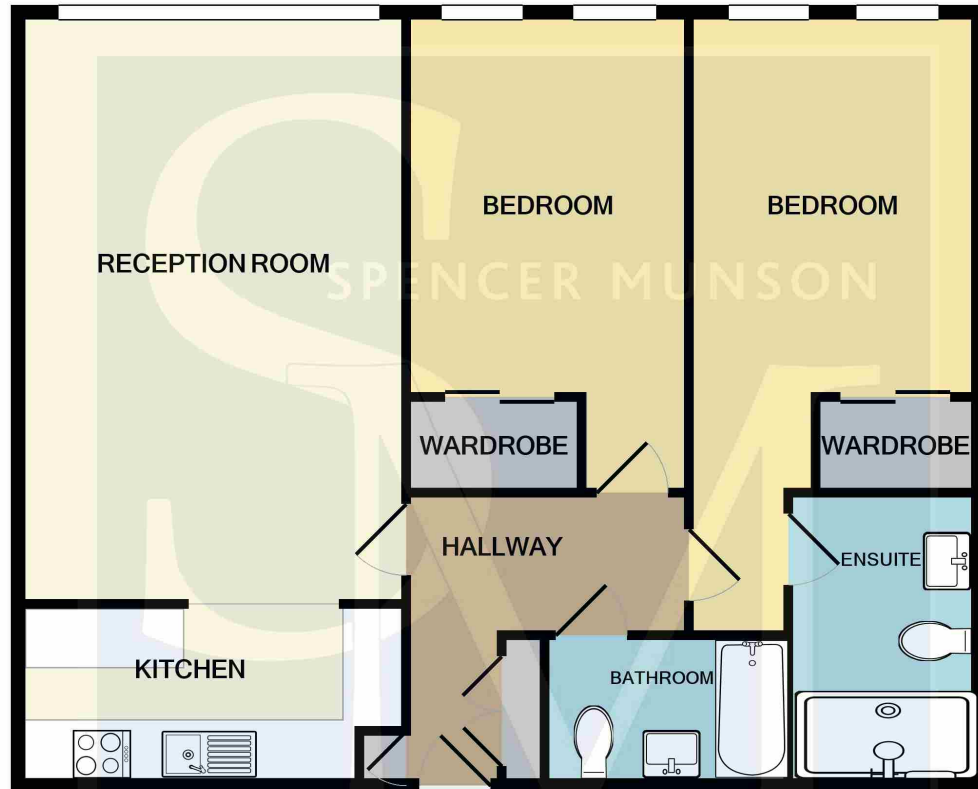


Exterior

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	82	86
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		

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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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