



## **Malford Court, The Drive, South Woodford, E18 2HR**

**£469,950 Leasehold**

This charming ground floor apartment presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting THREE WELL-PROPORTIONED BEDROOMS this property is ideal for families or professionals looking for a spacious home.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The property is in excellent condition, having been well-maintained, and benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Situated within a popular development in Malford Court, this apartment enjoys an enviable location, providing easy access to George Lane shops, bars and restaurants, South Woodford Central Line station and transport links to M11 and A406. The long lease adds to the appeal, offering peace of mind for potential buyers or renters. Furthermore, with no onward chain, the process of moving in can be swift and straightforward.

This delightful ground floor flat is a rare find in such a desirable area, making it a must-see for anyone looking to secure a lovely home in London.

TELEPHONE OR EMAIL TO BOOK A VIEWING APPOINTMENT.

### Hallway

23'11" x 2'9" (7.29 x 0.85)

### Living Room

14'8" x 11'8" (4.48 x 3.56)

### Dining Room

9'10" x 9'6" (3.00 x 2.91)

### Kitchen

9'0" x 5'10" (2.76 x 1.79)

### Bathroom

7'4" x 5'10" (2.25 x 1.78)

### Bedroom

12'8" x 9'0" (3.88 x 2.76)

### Bedroom

9'6" x 11'1" (2.92 x 3.40)

### Bedroom

9'9" x 8'6" (2.98 x 2.60)

### Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





