PeterAndrews
Residential Sales & Lettings

114 George Lane, South Woodford, London, E18 1AD
T: 020 8530 4646 **E:** sales@peterandrews.net **W:** www.peterandrews.net



Elmwood, 34 Churchfields, South Woodford, E18 2QZ

£350,000 Leasehold - Share of Freehold

Welcome to this charming two-bedroom apartment, situated on the second floor of a purpose-built block, this property offers a delightful living space that is both comfortable and convenient.

As you enter, you will find a well-proportioned reception room, perfect for relaxing or entertaining guests. The apartment features two inviting bedrooms, providing ample space for a small family or professionals seeking a home office. The bathroom is well-appointed, ensuring all your needs are met.

One of the standout features of this property is its excellent location. It is just a stone's throw away from a variety of shopping amenities and families will appreciate the proximity to Churchfields School, which is known for its strong educational standards. For those who enjoy the outdoors, a recreational park is nearby, offering a lovely space for leisurely walks or picnics.

Transport links are also superb, with easy access to the M11 and A406, making commuting straightforward. The apartment benefits from double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. Additionally, an allocated parking space adds to the convenience of urban living.

This property is an ideal choice for anyone looking to enjoy the vibrant lifestyle that London has to offer while benefiting from a peaceful residential setting. Don't miss the opportunity to make this lovely apartment your new home. LAUNCH DAY SATURDAY 9TH MAY. Telephone or email to arrange a viewing appointment.

Reception Hallway
13'8" x 2'9" (4.18 x 0.84)

Reception
17'10" x 10'8" (5.45 x 3.26)

Kitchen
10'5" x 10'1" (3.20 x 3.08)

Bedroom
11'4" x 10'0" (3.47 x 3.06)

Bedroom
10'7" x 6'8" (3.24 x 2.04)

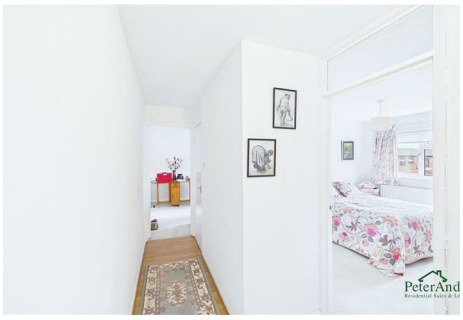
Bathroom
9'6" x 4'3" (2.90 x 1.32)

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.

















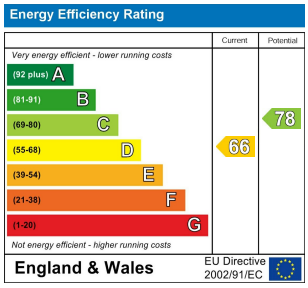


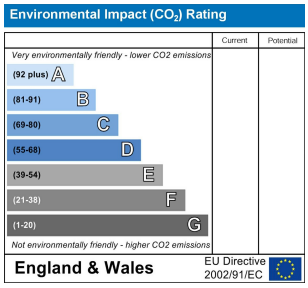


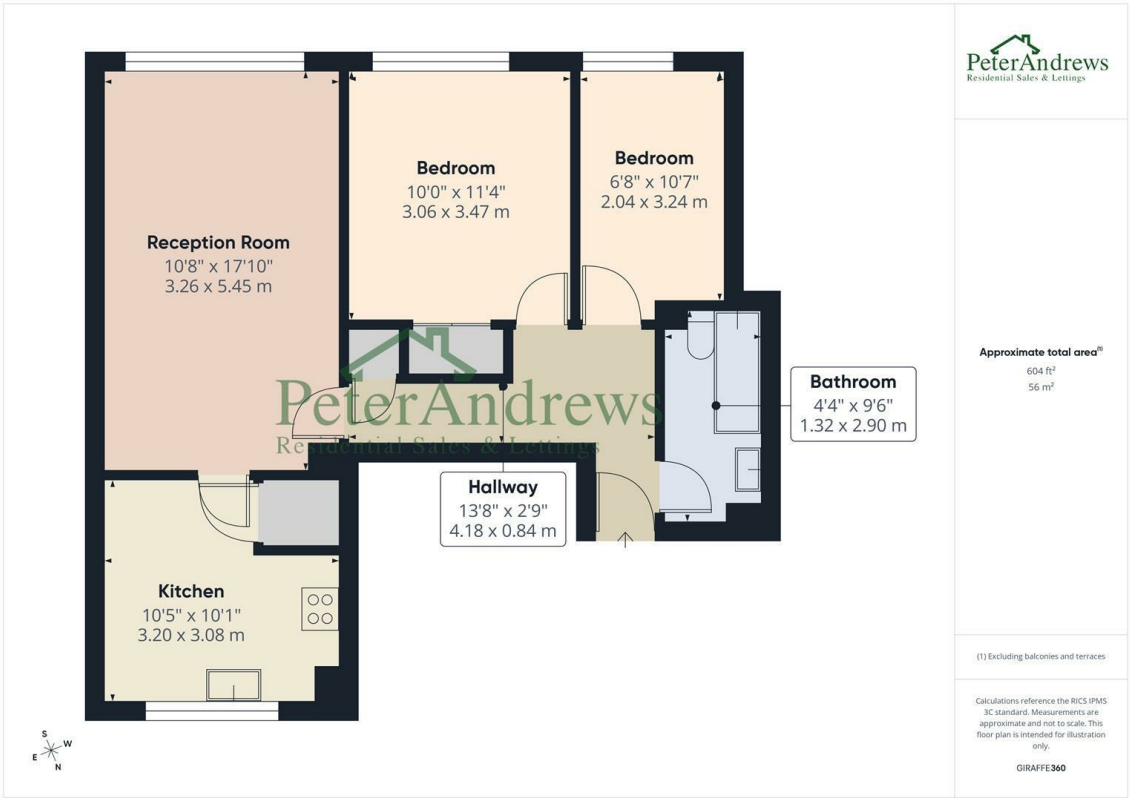







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC


Reception Room
10'8" x 17'10"
3.26 x 5.45 m
Bedroom
10'0" x 11'4"
3.06 x 3.47 m
Bedroom
6'8" x 10'7"
2.04 x 3.24 m
Bathroom
4'4" x 9'6"
1.32 x 2.90 m
Hallway
13'8" x 2'9"
4.18 x 0.84 m
Kitchen
10'5" x 10'1"
3.20 x 3.08 m
PeterAndrews
Residential Sales & Lettings
S
W
E
N
PeterAndrews
Residential Sales & Lettings
Approximate total area(1)
604 ft²
56 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360