

## Flat 12, Winford House Jodrell Road, London – E3 2LE

£235,000 Leasehold

Immediate 'exchange of contracts' available • Being sold via 'Secure Sale' • Spacious two-bedroom apartment  
 • Approx. 686 sq ft of well-laid-out internal accommodation • Private balcony accessed from the reception room  
 • Separate kitchen and defined living space • Excellent potential for light modernisation or personalisation •  
 Ideal for first-time buyers, sharers, or buy-to-let investors • Well-connected location with strong transport links •  
 Close to parks, shops, cafés, and everyday amenities • Strong rental demand and capital growth potential



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
[sales@hceuk.com](mailto:sales@hceuk.com)

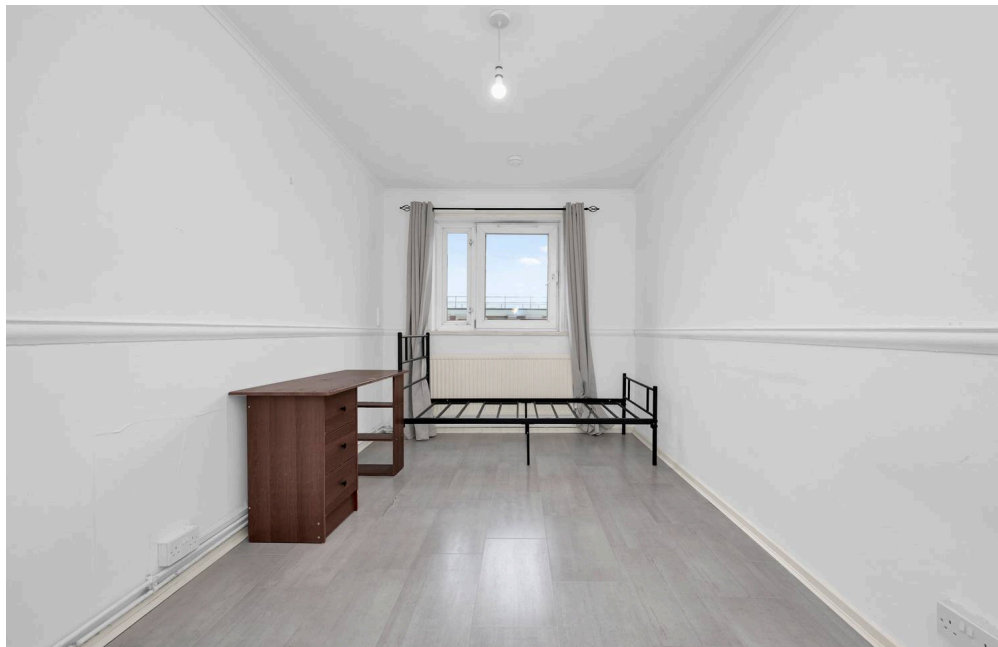
Being sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £235,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Council Tax band: B

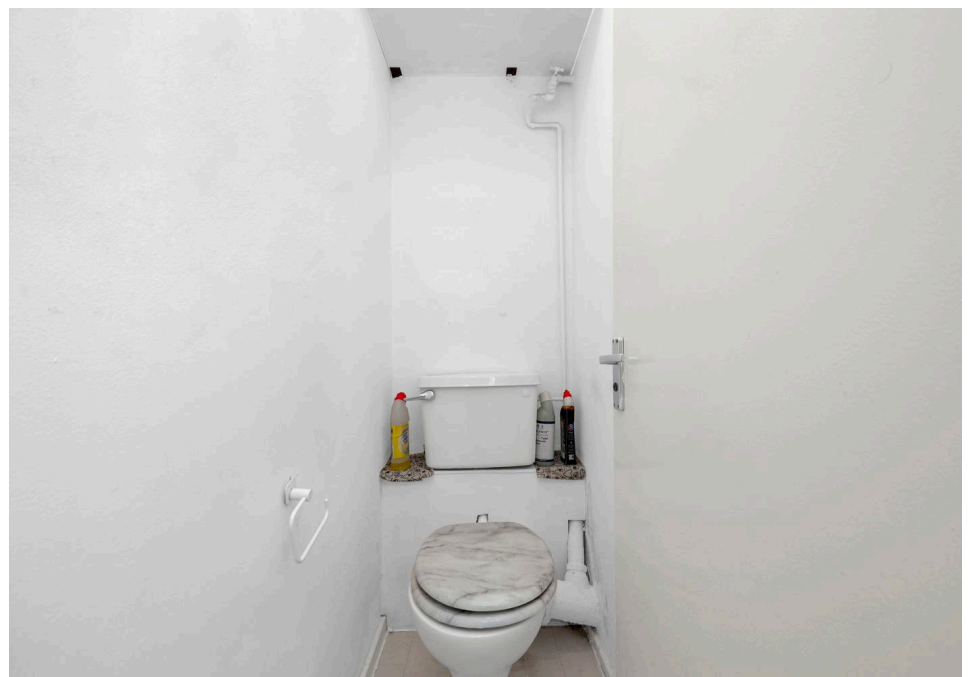
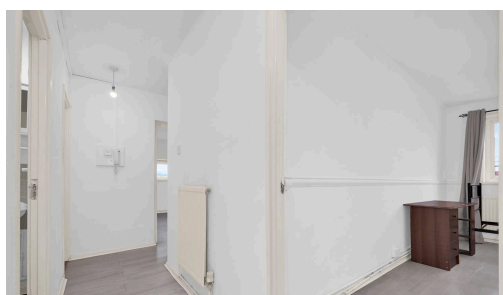
Tenure: Leasehold

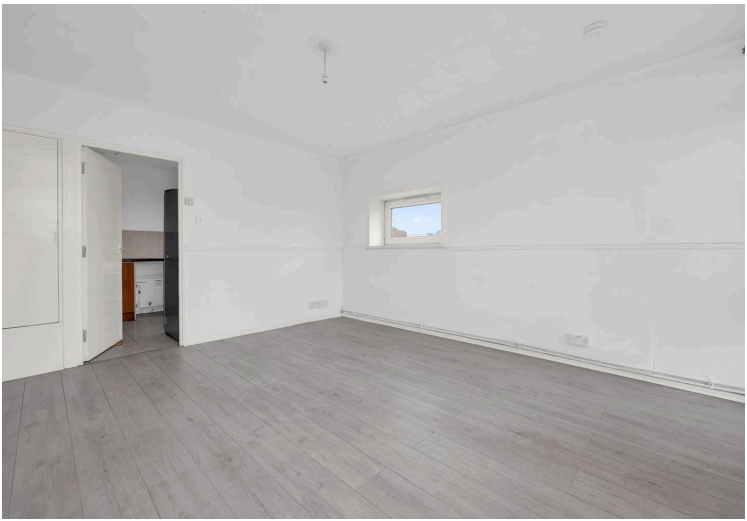
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

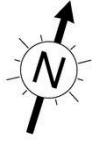


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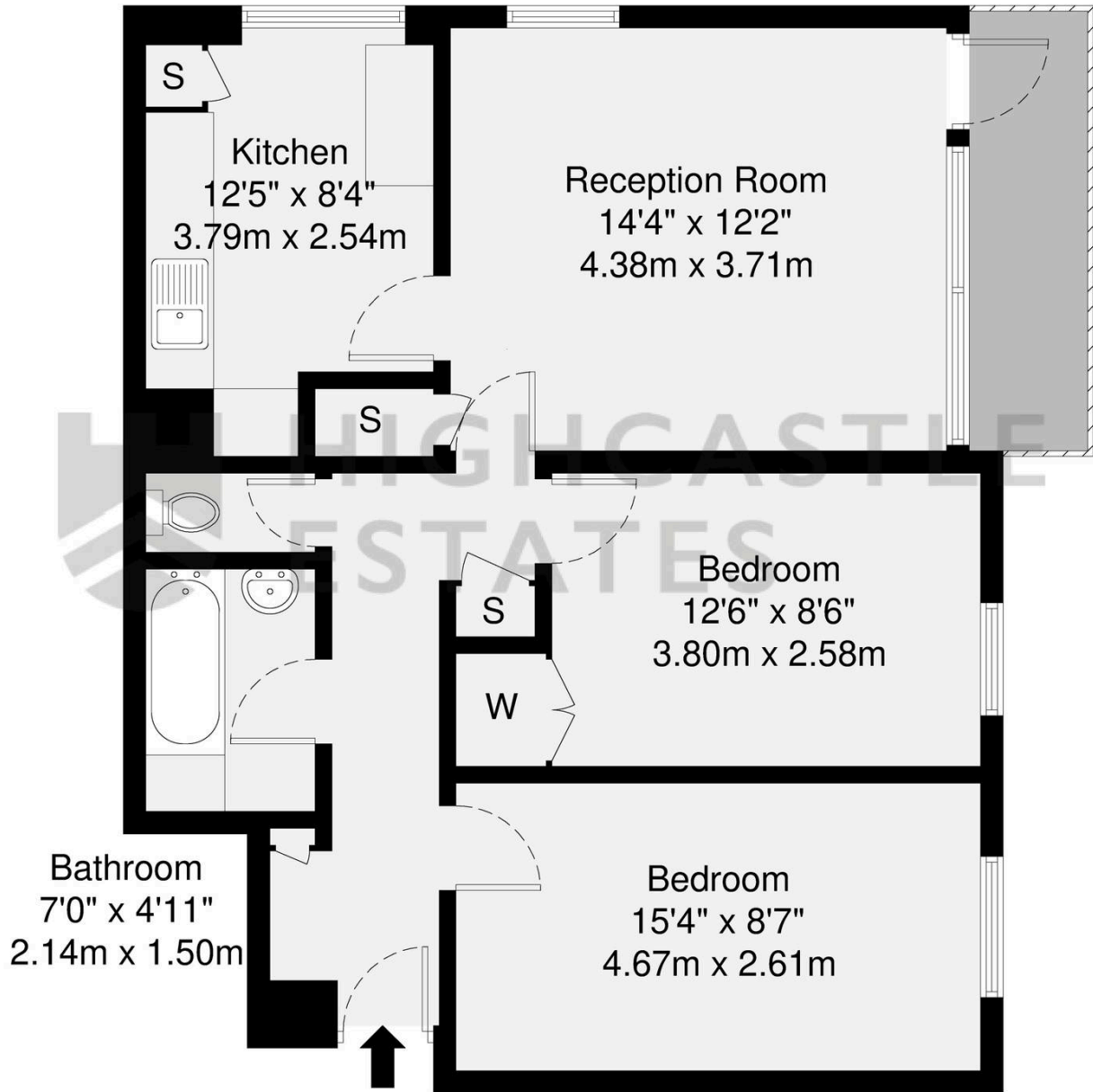








Balcony  
12'2" x 3'10"  
3.71m x 1.18m



Third Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
63.8 sq m / 686 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
2 sq m / 21 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Verandah etc.  
4.3 sq m / 46 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

You can include any text here. The text can be modified upon generating your brochure.