



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

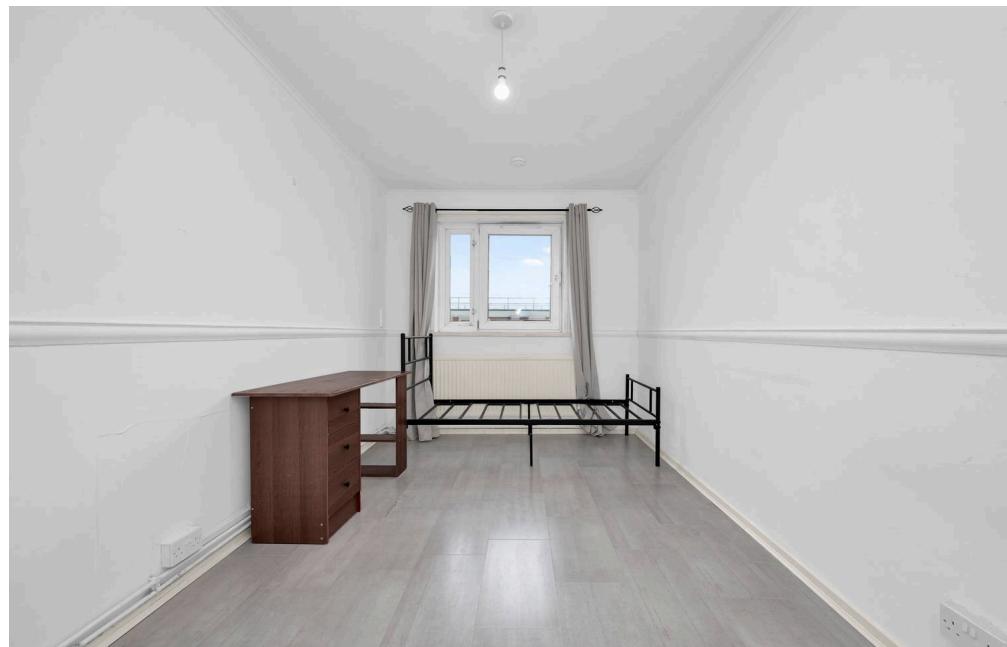
Being sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £235,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and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

Council Tax band: B

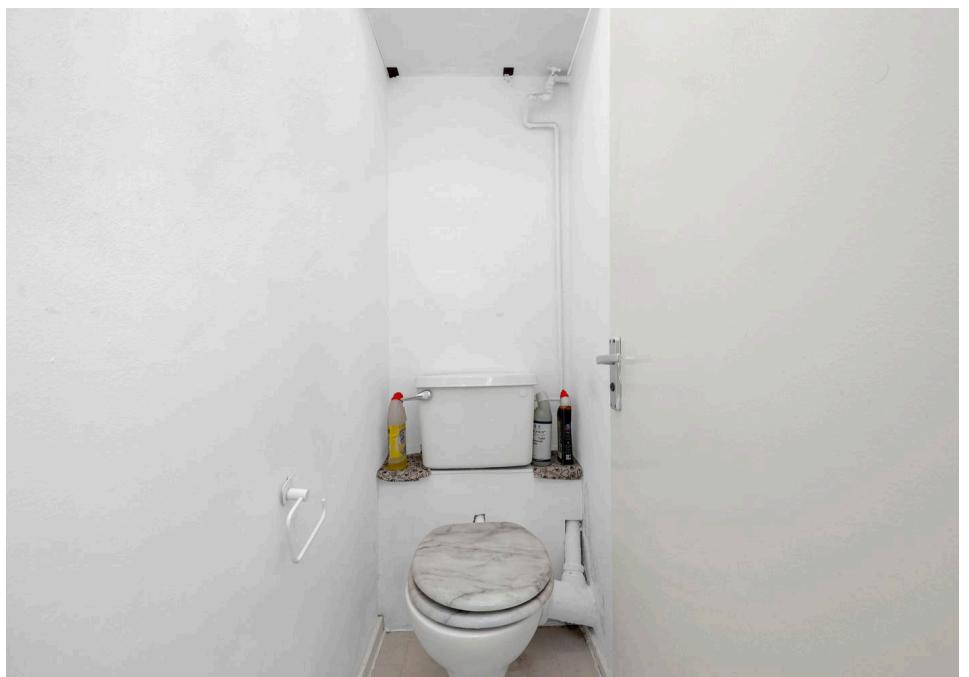
Tenure: Leasehold

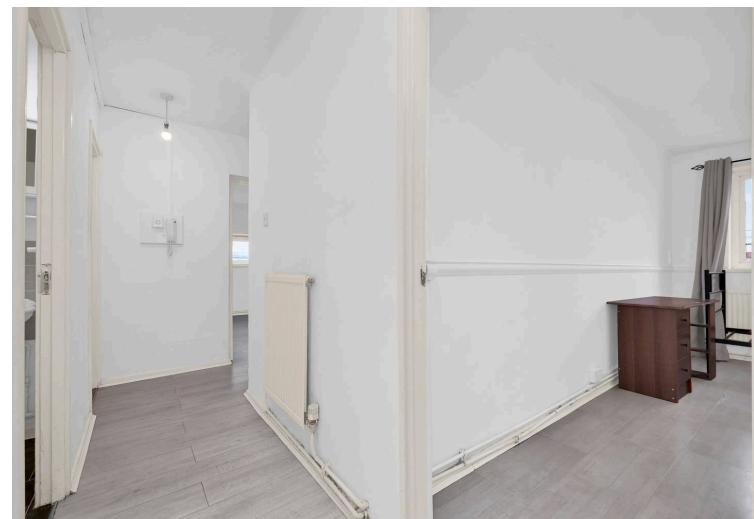
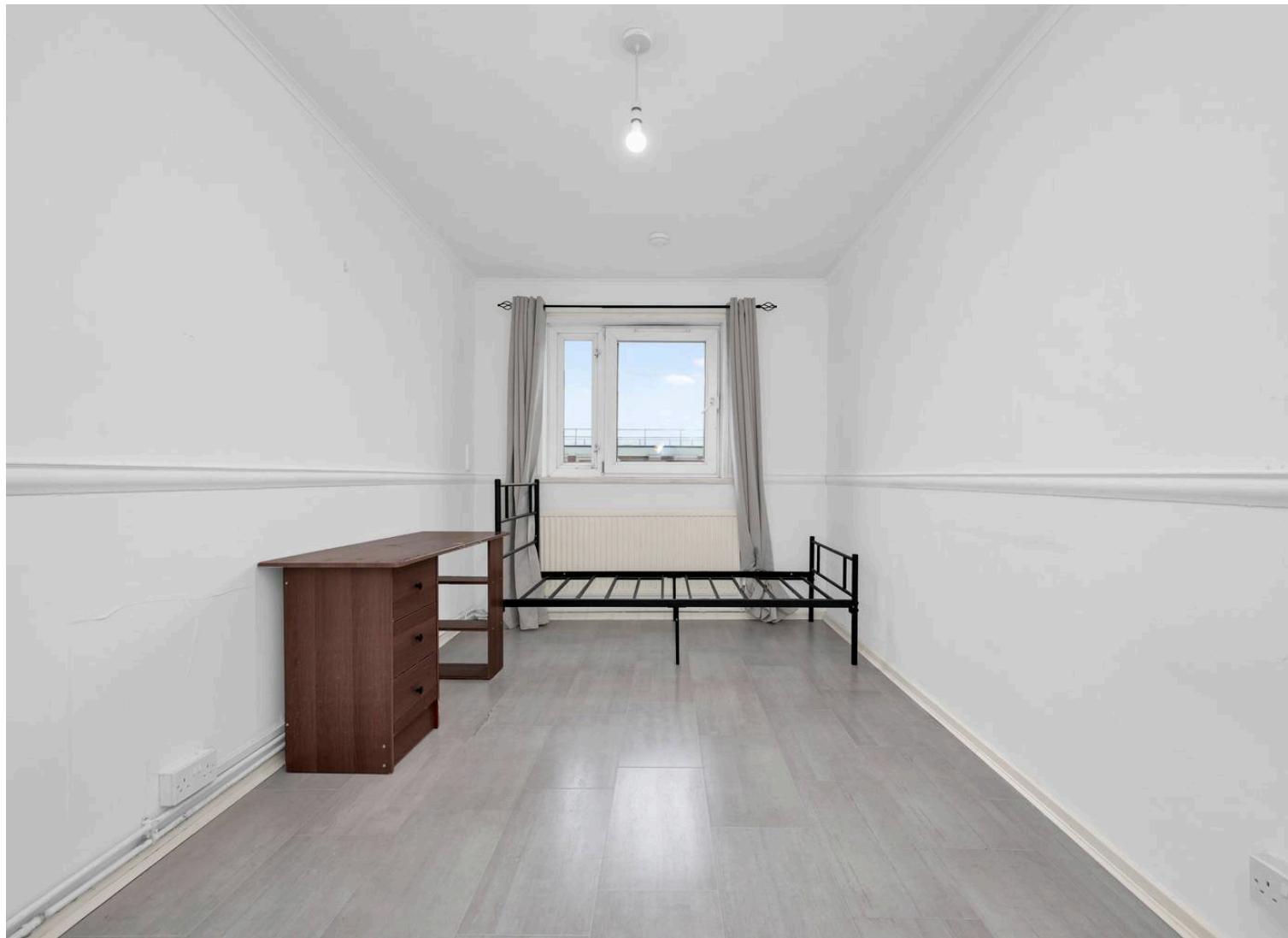
EPC Energy Efficiency Rating: C

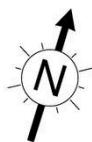
EPC Environmental Impact Rating: C



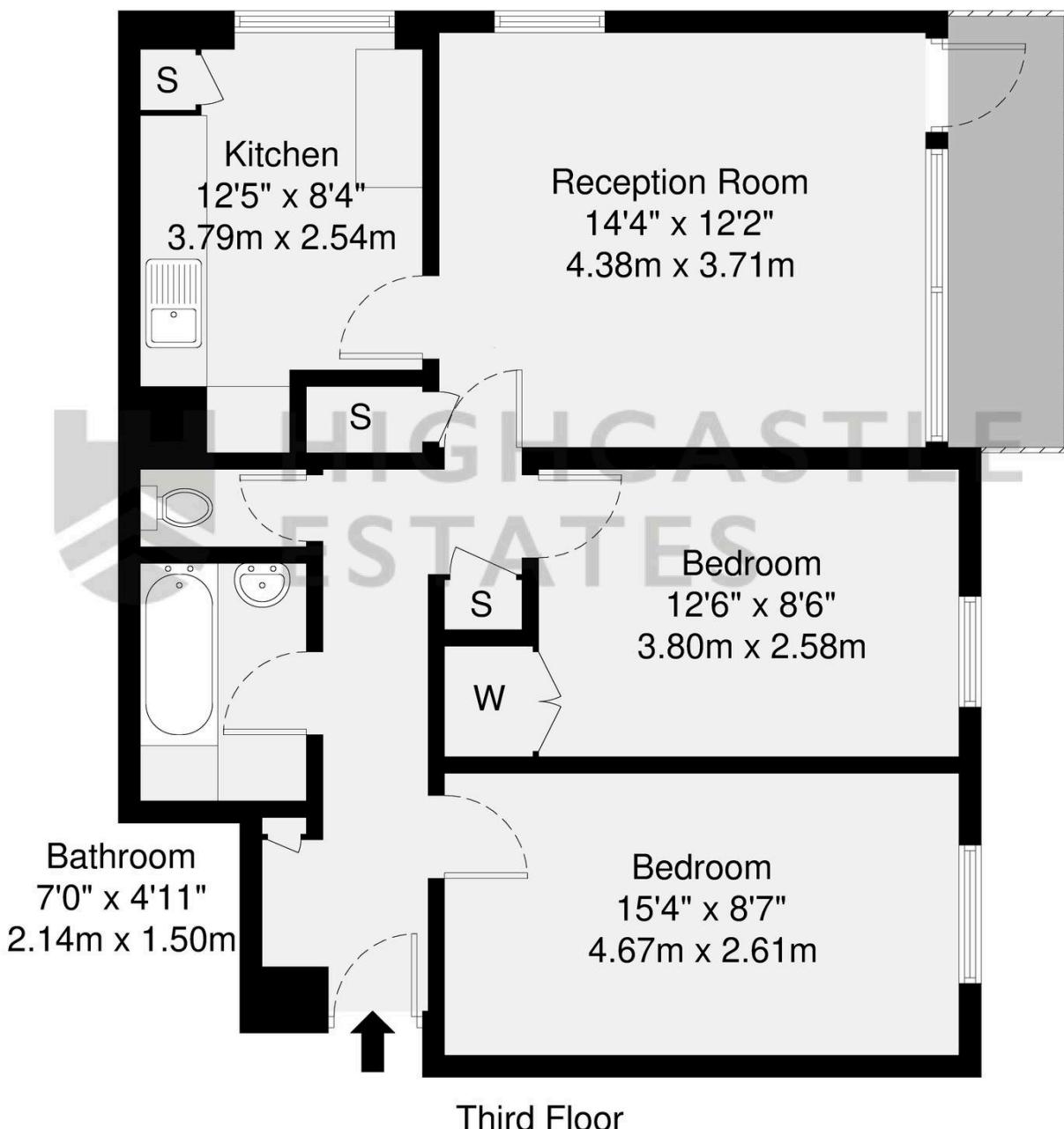
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Balcony
12'2" x 3'10"
3.71m x 1.18m



 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

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