



Primrose Road South Woodford, E18 1DF

£380,000 Leasehold

OFFERING TWO BEDROOMS, LARGE LOUNGE & OWN GARDEN. This conveniently situated ground floor maisonette is within a short walk of South Woodford Central line station, George Lane shopping amenities, restaurants, bars & coffee houses and only a few minutes drive to the M11, A406 and A12 major roadways. Another added bonus is that the maisonette is being sold by it's present owner with a NEW LEASE to be granted on completion of a sale. Further features include gas heating, double glazing and fitted kitchen. NO ONWARD CHAIN. Please telephone us on 020 8530 4646 to arrange a viewing.

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Entrance

Main entrance door at side of property.

Reception Hallway

Lounge

14'3" x 12'0" (4.36 x 3.68)

Kitchen

8'8" x 8'3" (2.66 x 2.53)

Bedroom

11'2" x 9'0" (3.42 x 2.76)

Bedroom

11'6" x 11'4" (3.51 x 3.47)

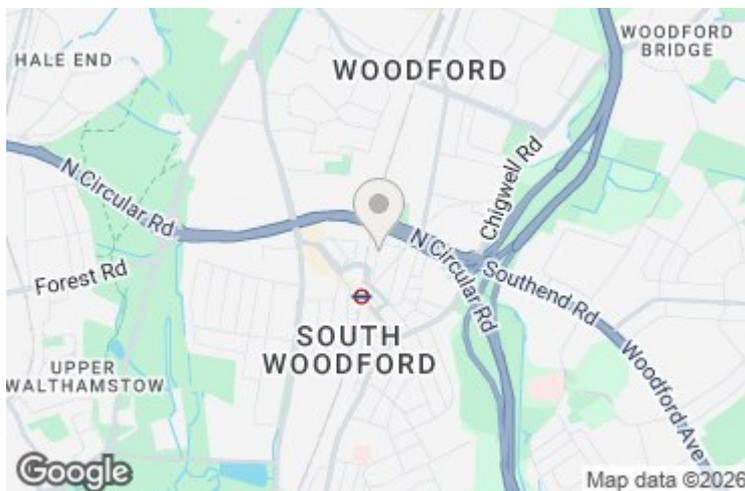
Shower room

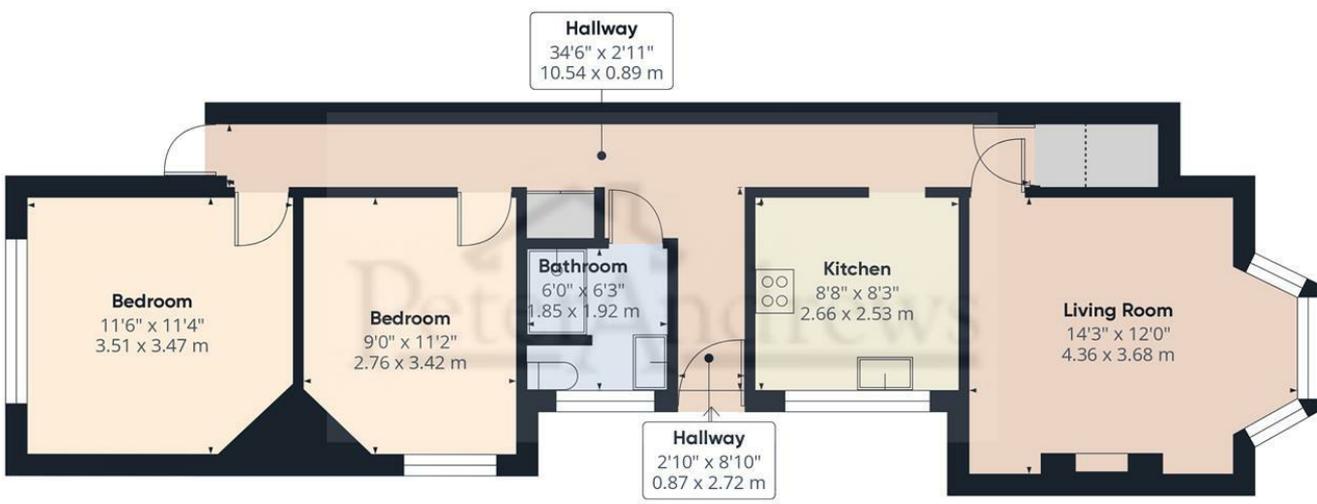
6'3" x 6'0" (1.92 x 1.85)

Fully tiled, shower cubicle, w.c. chrome towel radiator

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.





Approximate total area⁽¹⁾
 650.13 ft²
 60.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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