



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk



High Road, South Woodford, E18

**** ONE BEDROOM APARTMENT** ** OPEN PLAN KITCHEN LIVING ROOM ** ** FIRST FLOOR ** ****
24 HR CONCEIRGE ** ** MODERN BATHROOM ** ** CLOSE TO SHOPS ** ** LEASE 107 YEARS
APPROX ** ** SERVICE CHARGE £2300 ** ** GROUND RENT £200 ** ** OFFERED CHAIN FREE **
**** EPC RATING C COUNCIL TAX BAND C****

Asking Price £375,000



Regency Court, High Road, London, E18

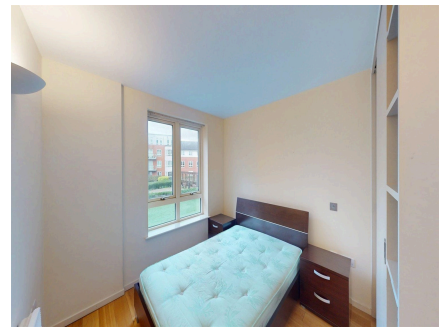
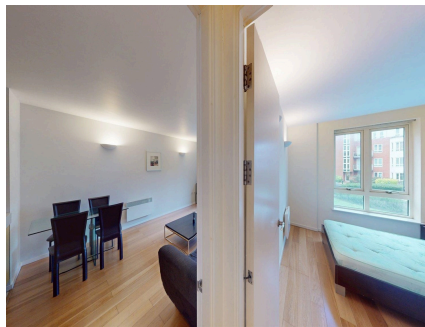
Reception 1



Kitchen



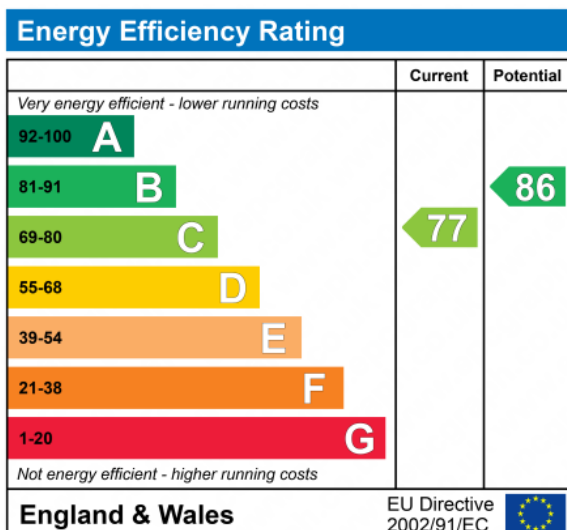
Bedroom 1



Bathroom



Parking



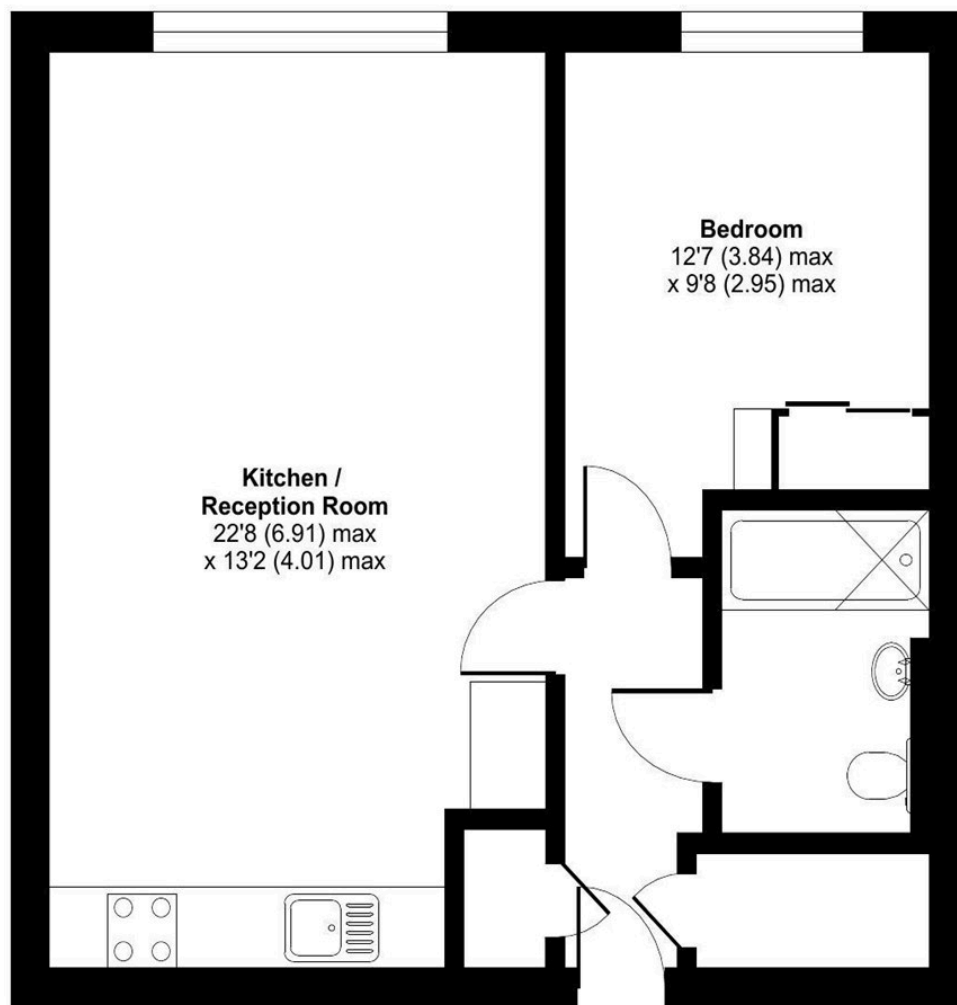
Spencer Munson are pleased to offer you this extremely well presented first floor one bedroom apartment which is situated in the popular gated Regency Court development, this property offers an open plan reception/fitted kitchen with integrated appliances, modern bathroom, allocated parking space, 24 hour concierge and views

over the attractive communal gardens. Located at the top of George Lane, the apartment is within walking distance of all local shops, restaurants, café bars and South Woodford Central Line station which has a direct route into the City and West End. Offered as Chain Free, Lease 107 years approx, Service Charge £2300 P.A Ground Rent £200 P.A. EPC Rating C Council Tax Band C

Regency Court, High Road, London, E18**Regency Court, High Road, South Woodford, London E18**

Approximate Area = 528 sq ft / 49.1 sq m

For identification only - Not to scale

**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022.
Produced for Neil King Residential. REF: 814230

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.