Approximate Gross Internal Area 711 sq ft - 66 sq m



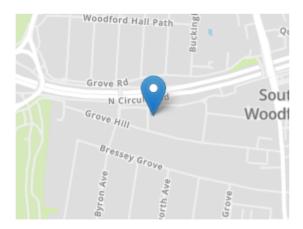
Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



					Current	Potentia
Very energy efficier	nt - lower rui	nning cos	ts			
(92+)						
(81-91)	3					
(69-80)	C					76
(55-68)	[
(39-54)		E			45	
(21-38)			F			
(1-20)			(G		
Not energy efficient	higher runn	ing costs				



Disclaimer:

Note all information is supplied in good faith and for identification purposes only. All properties are offered subject to contract and no guarantee is given as to the accuracy of any information contained herein and no part of these details is to be relied upon or used in any contract. Photographs are for illustration only and may depict items which are not included in the sale of the property. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so are unable to verify they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor and or surveyor. The tenure of the property is based on information supplied by the seller. The agent has not had sight of the title documents.

www.daboraconway.com



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Flat 13 7 Washington Road, SOUTH WOODFORD E18 2JZ



GUIDE PRICE £325,000 - £350,000

Spacious and well presented two double bedroom second floor flat finished to a high standard throughout and conveniently located within walking distance of South Woodford's popular George Lane and local Central Line station.

The property consists of a large living room leading to a modern fully fitted kitchen, two good size double bedrooms, bathroom with modern all white suite, double glazing and allocated off street parking.

The flat is fully electric (heating, cooking, and appliances).

963 unexpired years remaining on the lease

The service charge is £2304 per annum.

The property has a share of freehold and is offered chain free.

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