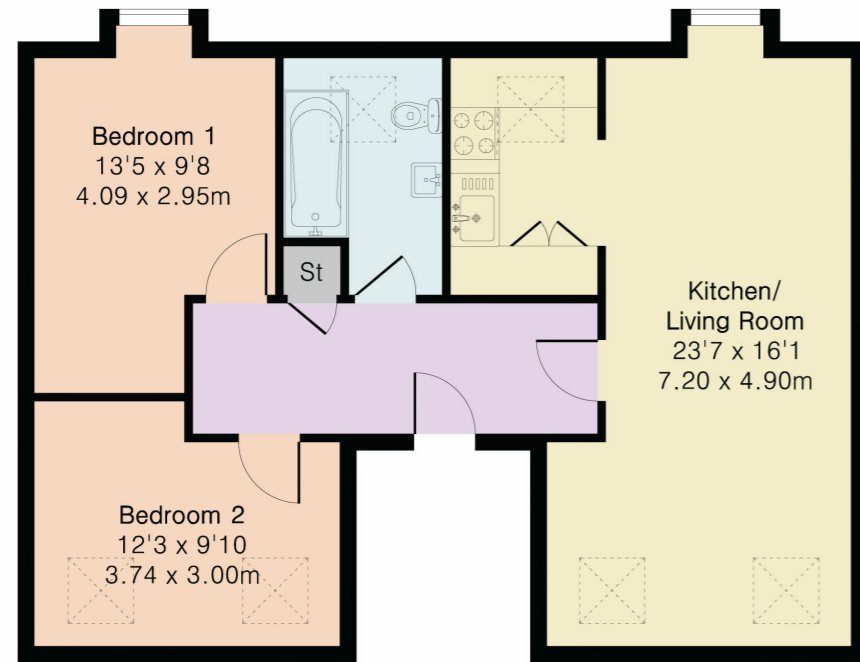


**Approximate Gross Internal Area 711 sq ft - 66 sq m**



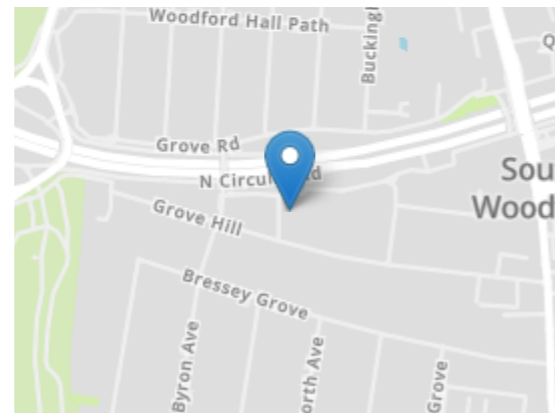
Second Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Flat 13 7 Washington Road, SOUTH WOODFORD E18 2JZ

**£325,000 Share of Freehold**



\*\*\*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.

Flat 13 7 Washington Road, SOUTH WOODFORD E18 2JZ

