



CHURCHILL
estates



Maybank Road, South Woodford

Offers Over £220,000

Tenure : Leasehold

Floor Area : 330.00 sq ft

Local Authority : Redbridge

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



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



A stylish and well-presented studio apartment set within a modern development on Maybank Road, offering a long lease of approximately 995 years.

The property features a bright open-plan living space with a contemporary kitchen, complete with granite worktops and integrated appliances, alongside a modern fully tiled bathroom suite. The apartment benefits from excellent storage, including a fitted wardrobe and additional cupboard space, as well as two large windows providing plenty of natural light..

Ideally located just a 15-minute walk from South Woodford Station, with direct access to Liverpool Street, and close to the shops, cafés and restaurants of George Lane. Green spaces including Epping Forest and Roding Valley Park are also nearby.

Council Tax : Redbridge Band B

Tenure : Leasehold

Years remaining : 995

Service charge : £1,053 PA

Ground rent : £10 PA





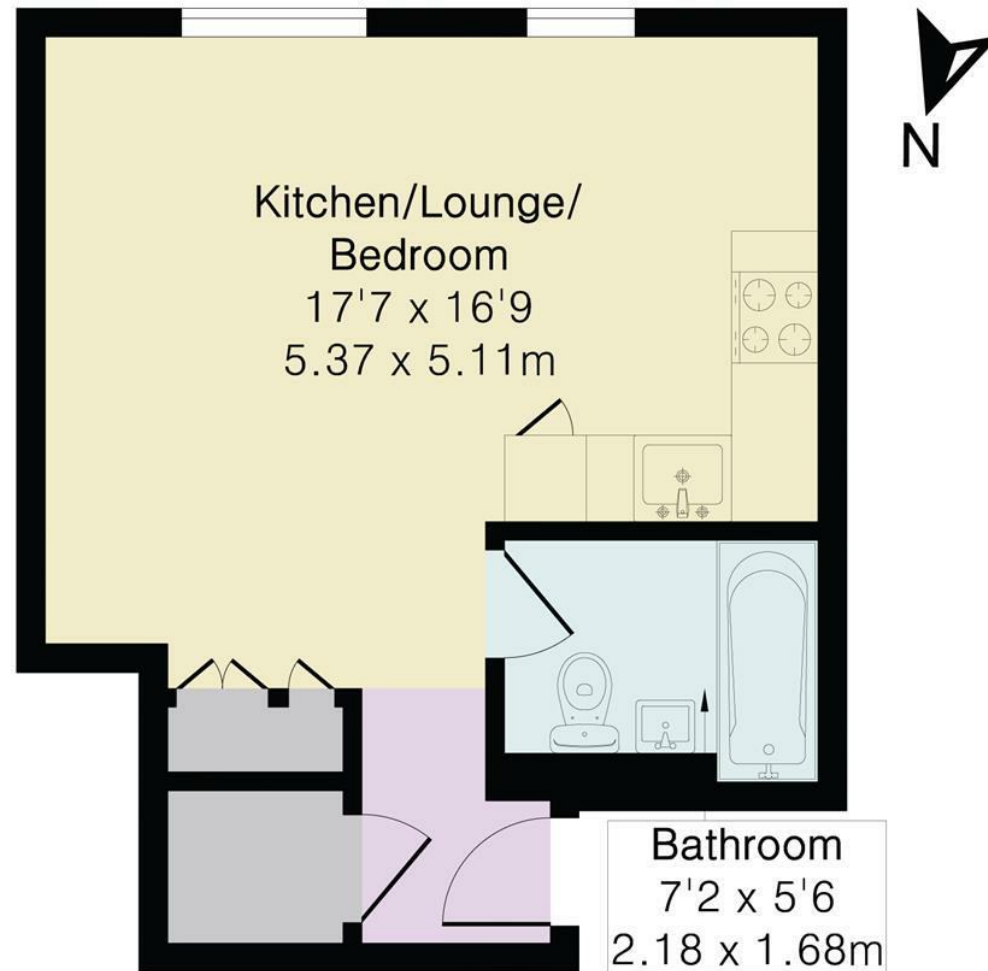


- Guide Price £230,000
- 995 Year Lease
- Open-plan living
- Approx. 15-minute walk from South Woodford Station
- Double Glazed
- Contemporary Development
- Contemporary kitchen
- Studio Apartment
- Permit Parking
- Excellent storage





Approximate Gross Internal Area 323 sq ft - 30 sq m



First Floor

Email southwoodford@wearechurchills.co.uk

To view call **0208 530 3333**

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