



Total area: approx. 48.3 sq. metres (520.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Alveston Square**

Council: Redbridge | Council Tax Band: C | Floor Area: 520.30 sq ft



**Alveston Square, South Woodford, E18 1AQ**  
Offers In Excess Of £375,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Request a Viewing: **0208 530 3333** Email: [southwoodford@wearechurchills.co.uk](mailto:southwoodford@wearechurchills.co.uk)



Stylish Two-Bedroom Second Floor Apartment – Alveston Square, South Woodford

Situated in a prime position in the heart of South Woodford, this well-presented two-bedroom second floor apartment is located within the highly sought-after Alveston Square development. Just moments from the vibrant amenities of George Lane, residents can enjoy a wide selection of shops, cafés, restaurants, and bars—perfect for both everyday convenience and socialising.

For commuters, South Woodford Underground Station is only a one-minute walk away, providing direct access to the Central Line with fast connections into Central London and the City.

Offered to the market with no onward chain, this property represents an excellent opportunity for first-time buyers or investors alike. The apartment is bright and well maintained throughout, benefiting from an abundance of natural light. Access is via a secure gated entrance leading to well-kept communal gardens and a residents' car park, with stairs rising to the top floor.

Internally, the accommodation comprises:

- A welcoming entrance lobby and hallway
- A spacious lounge with adjoining fitted kitchen
  - A generous double bedroom
  - A well-proportioned second bedroom
- A modern bathroom/WC
  - Additional features include:
    - Allocated parking space
    - Double glazing
    - Electric heating
  - Well-maintained communal gardens

This chain-free property offers a smooth and straightforward purchase process, making it an attractive and practical choice in a desirable location.

