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Craig Gardens

Council: Redbridge | Council Tax Band: C | Floor Area: 762.40 sq ft



Craig Gardens, London, E18 2JX

Guide Price £400,000 Leasehold

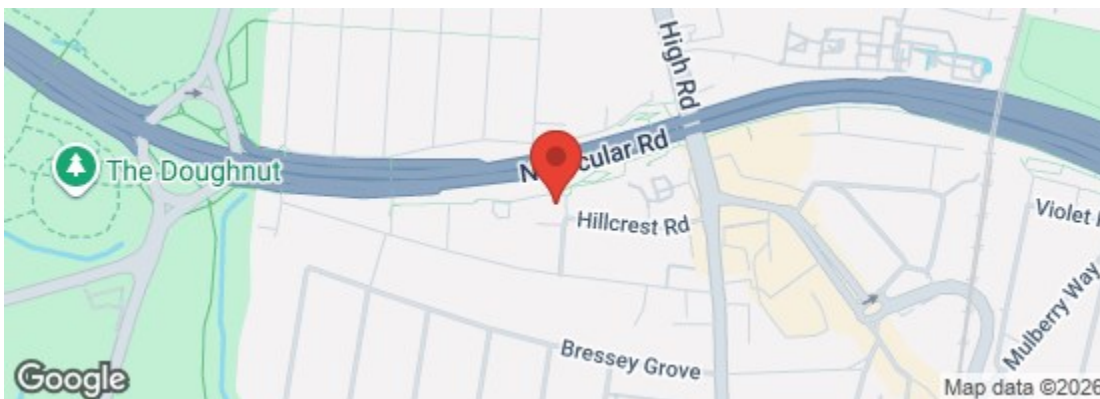
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	76
	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.



Two Double Bedroom First-Floor Maisonette with Private Garden

This purpose-built first-floor maisonette benefits from its own private entrance, leading to an easy-rising staircase and spacious first-floor landing. The well-proportioned accommodation comprises two genuine double bedrooms, a modern white gloss fitted kitchen, and a generous reception room enjoying pleasant views across the nearby greensward.

The property also features a recently refitted contemporary shower room. Originally constructed as a bathroom, the layout offers the potential to reinstate a bath if desired.

Outside

A standout feature of this home is its private rear garden. Designed for low-maintenance living, it is currently arranged with an area of artificial lawn alongside a second section of shingle and paving. The property also benefits from a garage conveniently located en bloc, providing secure parking for a vehicle or valuable additional storage space.

Location

Ideally positioned within a quiet and private cul-de-sac, the property enjoys a highly convenient yet tucked-away setting. Both High Road and George Lane are just a short walk away, offering an excellent selection of shops, restaurants, cafés, and local amenities. South Woodford Central Line station is also within easy walking distance, providing excellent transport links into Central London.

The property also benefits from a garage conveniently located en bloc, providing secure parking for a vehicle or valuable additional storage space.

Leasehold 930 years remaining  
Ground Rent £10.00 Per annum  
Service Charge Nil

