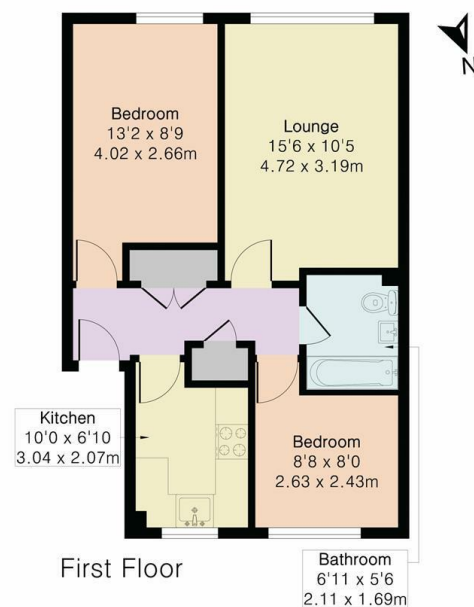




Approximate Gross Internal Area 557 sq ft - 52 sq m



PINK PLAN

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.

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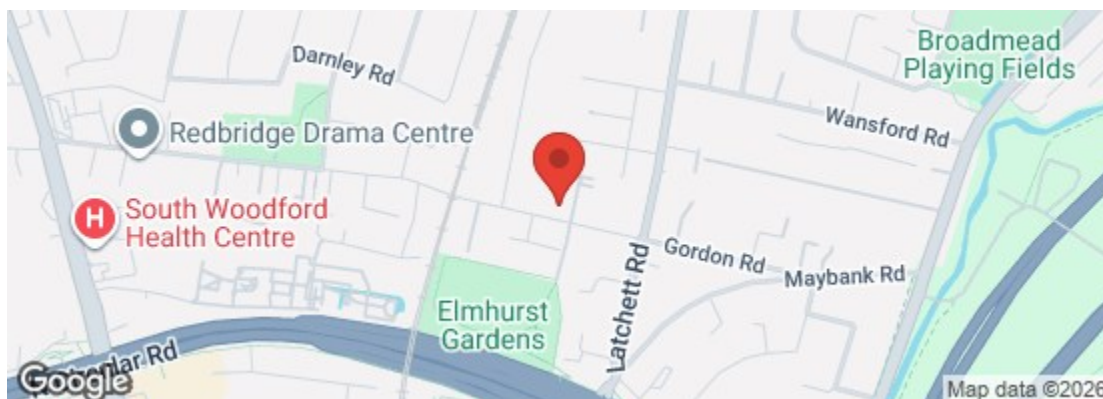
Council: Redbridge | Council Tax Band: C | Floor Area: 557.00 sq ft



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Highland Court, London, E18 1RE  
Price Guide £280,000 Leasehold - Share of Freehold  
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(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		

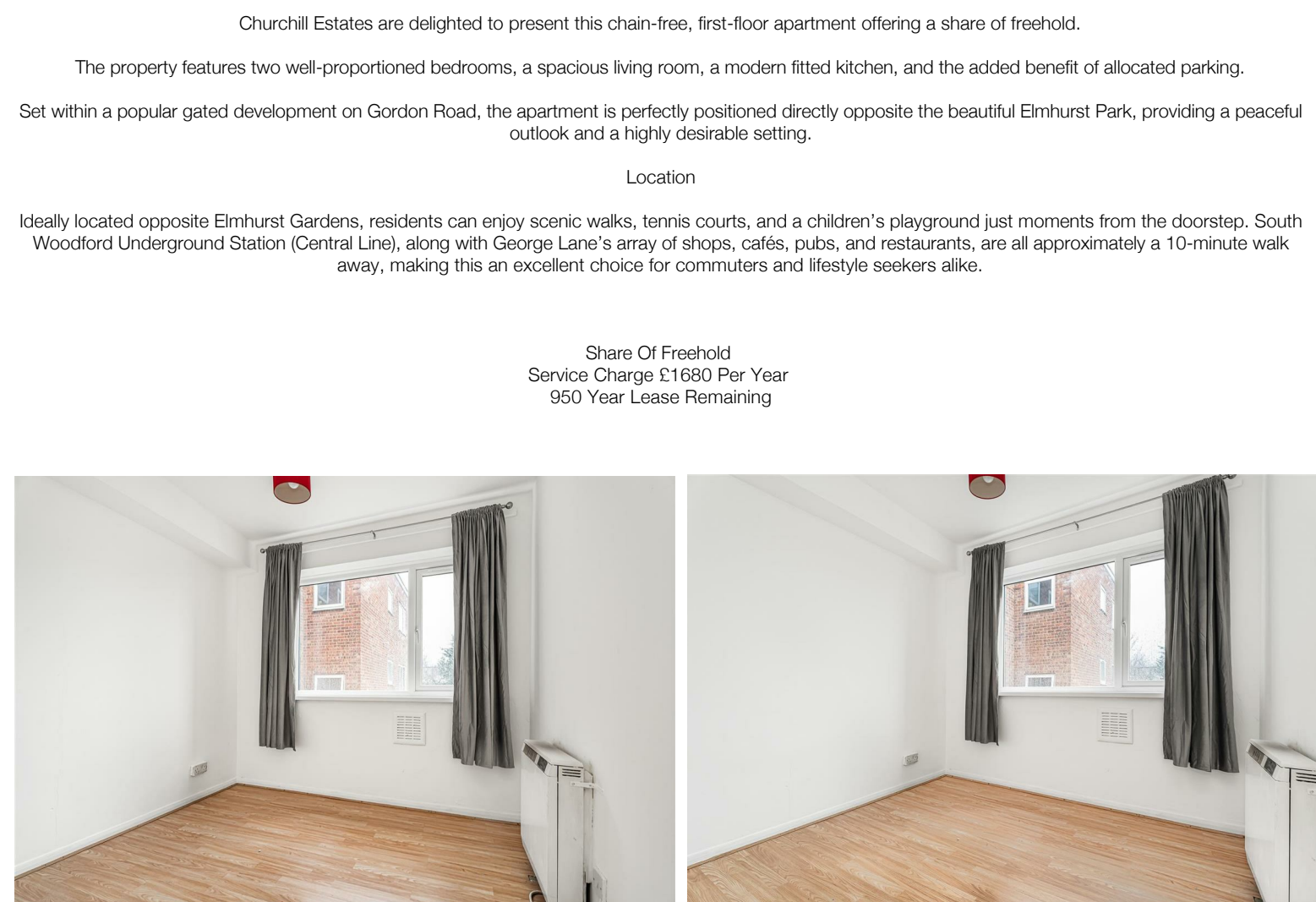


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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Churchill Estates are delighted to present this chain-free, first-floor apartment offering a share of freehold.

The property features two well-proportioned bedrooms, a spacious living room, a modern fitted kitchen, and the added benefit of allocated parking. Set within a popular gated development on Gordon Road, the apartment is perfectly positioned directly opposite the beautiful Elmhurst Park, providing a peaceful outlook and a highly desirable setting.

#### Location

Ideally located opposite Elmhurst Gardens, residents can enjoy scenic walks, tennis courts, and a children's playground just moments from the doorstep. South Woodford Underground Station (Central Line), along with George Lane's array of shops, cafés, pubs, and restaurants, are all approximately a 10-minute walk away, making this an excellent choice for commuters and lifestyle seekers alike.

Share Of Freehold  
Service Charge £1680 Per Year  
950 Year Lease Remaining