



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk



Regency Court, 8-111 High Road, South Woodford, E18

SPENCER MUNSON are pleased to offer this luxury 4th floor apartment comprising of a lounge with wood flooring and open to the fitted kitchen. There is a double bedroom with fitted wardrobes and modern bathroom/wc. It further benefits from electric heating, communal gardens but no parking. Regency Court residents have a 24 concierge and the block is situated in the prime central location opposite George Lane and therefore close to supermarkets, shops, amenities and South Woodford Central Line station in Zone 4 with direct access to the City and West End. Offered chain free. EPC rating C Council Tax Band C. Leasehold: Lease 103 years approx Service Charges £3,413.86 approx Ground Rent £200

Asking Price £299,500 (L)



Regency Court, South Woodford E18

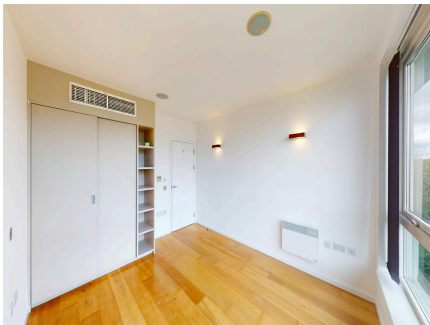
5.23m (17'2) x 4.57m (15')
Lounge



Kitchen
3.61m (11'10) x 1.83m (6')



4.11m (13'6) x 3.61m (11'10)



Bathroom
2.59m (8'6) x 2.57m (8'5)



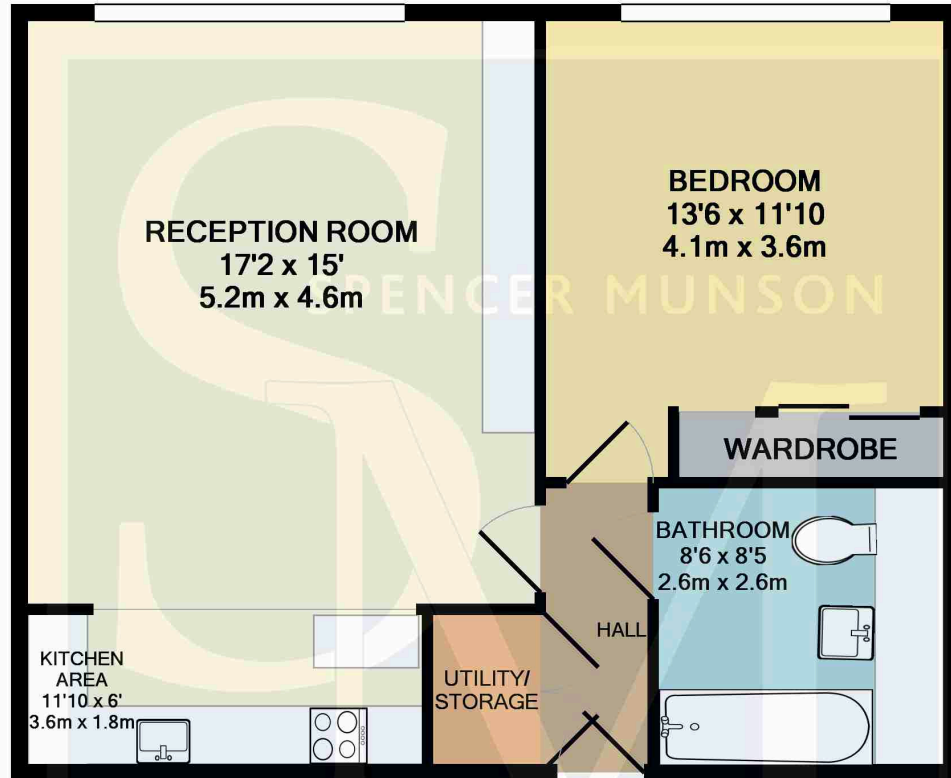
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Communal Garden



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TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.