



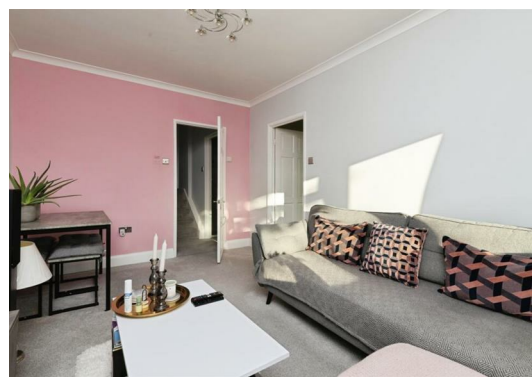
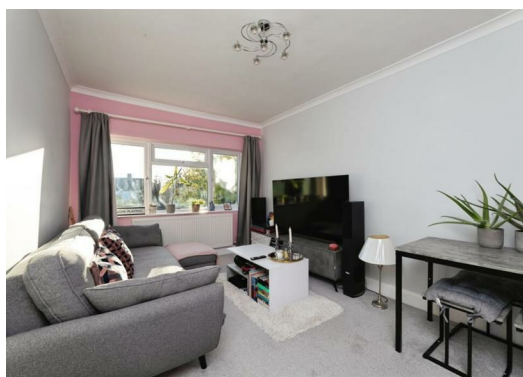
50C Grove Hill, London, E18 2JG Offers in excess of £260,000

Goodmove are delighted to present this bright and spacious one bedroom apartment to the market.

Accommodation is beautifully presented throughout and briefly comprises an entrance hall, bright living room, modern kitchen, bay fronted bedroom and a bathroom. There are communal gardens to the rear.

Ideally situated on Grove Hill, a quiet, tree-lined road in a sought-after residential area of South Woodford, minutes from the Central Line station (direct to Liverpool Street in 20 minutes) and the vibrant George Lane with its array of independent shops, restaurants, and cafes.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

238 years remaining on the lease

Ground rent: £250 per annum

Maintenance charge: £1,600 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

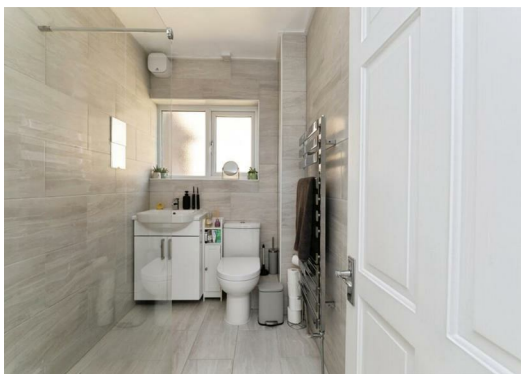
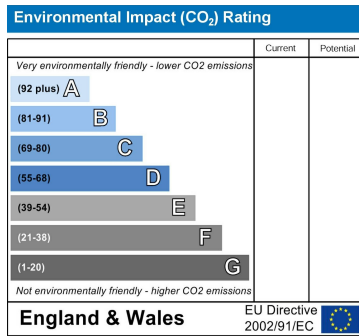
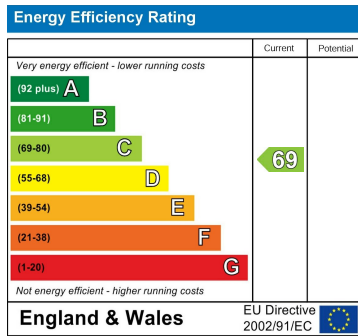
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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