



Derby Road, London E18

£265,000 Leasehold

Derby Road is a spacious one bedroom flat, situated on the top floor of a small purpose-built residential development. Derby is situated equal distance between South Woodford and Woodford station so benefits massively local amenities of both areas.

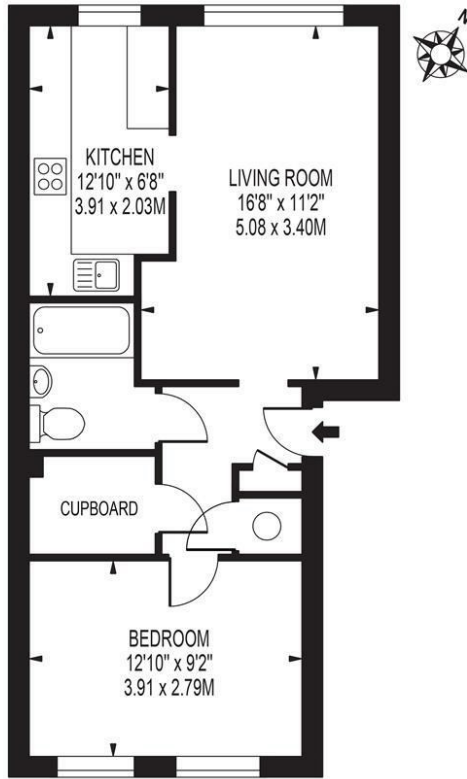
Derby Road is spread over 500 SQ FT entering on the first floor you are greeted with an entrance lobby leading to the large lounge and separate modern fitted kitchen, spacious double bedroom and bathroom. Additional benefits are private allocated parking space and ample storage through-out the property.

- CHAIN FREE
- One Double Bedroom
- First Floor Flat
- Private Parking
- Quiet Road
- Large Reception Room
- Bonus storage/closet space



DERBY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 501 SQ FT - 46.54 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

| 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 | EU Directive 2002/91/EC | 70 | 76 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

T₂M

