



PRICE GUIDE

**£180,000**

**Prospect Road**

Essex, IG8 7NE

Guide Price £180,000 - £200,000

Offered for sale is this 2nd floor studio apartment set within a small and tidy ex-la building.

The property features a separate glass divide sleeping area, bathroom, living space with access to private balcony and kitchen.

The property has wood laminate flooring throughout, gas central heating, double glazed and has residents parking.

Located just a short walk from Woodford Underground Station.

Offered on a chain free basis.

Council Tax: Band B

Service Charge: £738.55 per annum

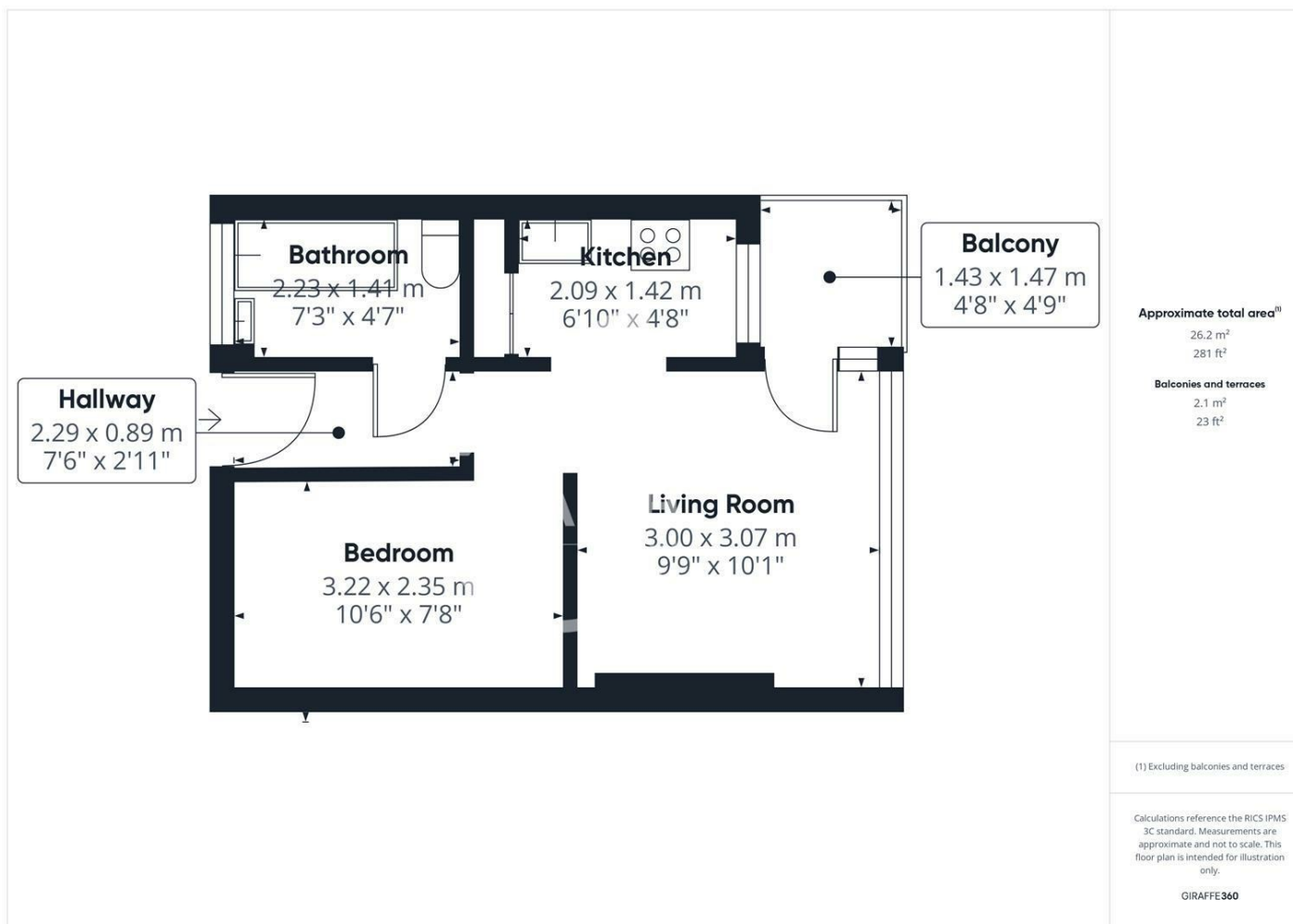
Building Insurance: £377.99

Ground Rent: £10 per annum

Leasehold: 105 years remaining (125 from February 2005)







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com