



## 71 REGENCY COURT LONDON, E18 2JJ

**£395,000**  
LEASEHOLD

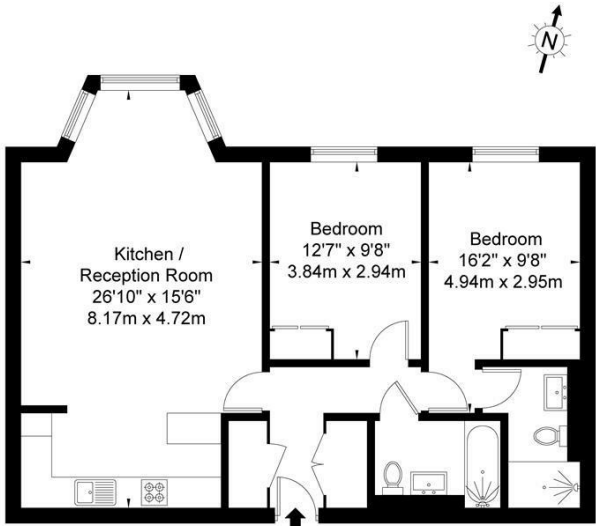
Offered to the market is this stunning two double bedroom property, with allocated parking, situated on the 2nd floor of the popular Regency Court development in South Woodford. The property consists of an excellent open plan kitchen/living room, modern family bathroom and two well proportioned double bedrooms.

Nearby South Woodford underground station offers quick and easy access to central London and The City, whilst the shops, bars and restaurants of George Lane are also within close proximity. The property also benefits from a 24-hour on-site concierge service, 2 lifts to all floors, an allocated underground parking space as well as the beautiful landscaped internal communal gardens.

**DouglasPryce**

Regency Court High Road South Woodford E18 2JJ

Approx Gross Internal Area = 76.8 sq m / 826 sq ft



Second Floor

Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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**DouglasPryce**