



## **13 Kenwood Gardens, London, E18 1LP**

**£340,000**

Birchills Estate Agents are delighted to introduce this light and spacious two double bedroom first floor maisonette which benefits from no onward chain.

The property is a short walk to South Woodford tube station.

This fabulous home boasts a large reception room, two double bedrooms, fully fitted kitchen, family bathroom and a private garden to the rear.

There is also plenty of resident permit parking to the front.

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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			
		66	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
		66	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

