



## 39 Chingford Lane, Woodford Green, Essex, IG8 9QQ

Asking price £325,000

Edward Taub are proud to offer for sale this purpose built two bedroom retirement apartment set within a sought after development with an extremely well maintained communal grounds and is within easy reach of both Highams Park Overground Station, Woodford Central Line Station and is close to Highams Park Lake, Woodford High Road, Epping Forest and local shops. There is a lovely communal lounge and kitchen with access to beautiful gardens. The apartment benefits from double glazing, fitted carpets, electric radiators, lounge/diner with separate sun lounge reception with beautiful views, security entry phone and NO ONWARD CHAIN. There is also a guest suite and a lift to all floors. To view this property please call us on to arrange an appointment.

**Buckhurst Hill Office**  
62-64 Queens Road  
Buckhurst Hill  
IG9 5BY

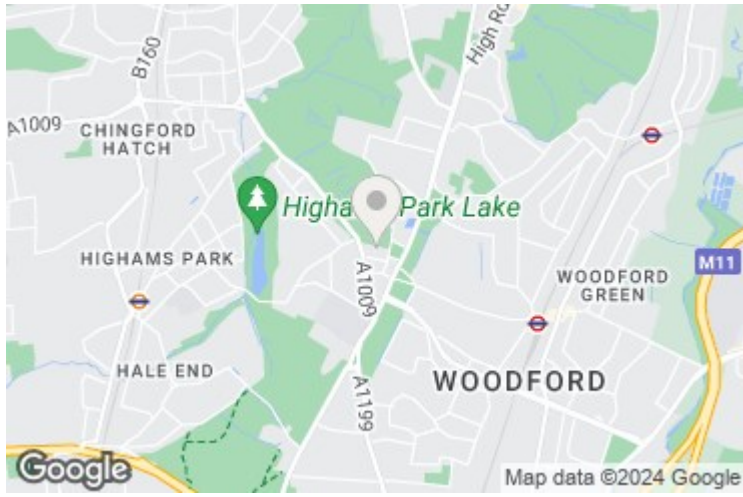
**London Office**  
33 Cavendish Square  
London  
W1G 0PW

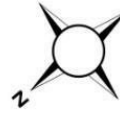
**Head Office**  
119 High Road  
Loughton  
IG10 4LT

**Contact Details**  
OFFICE 020 8559 7474  
ADMIN 020 8559 2000  
FAX 020 8281 7778  
[www.edwardtaub.co.uk](http://www.edwardtaub.co.uk)



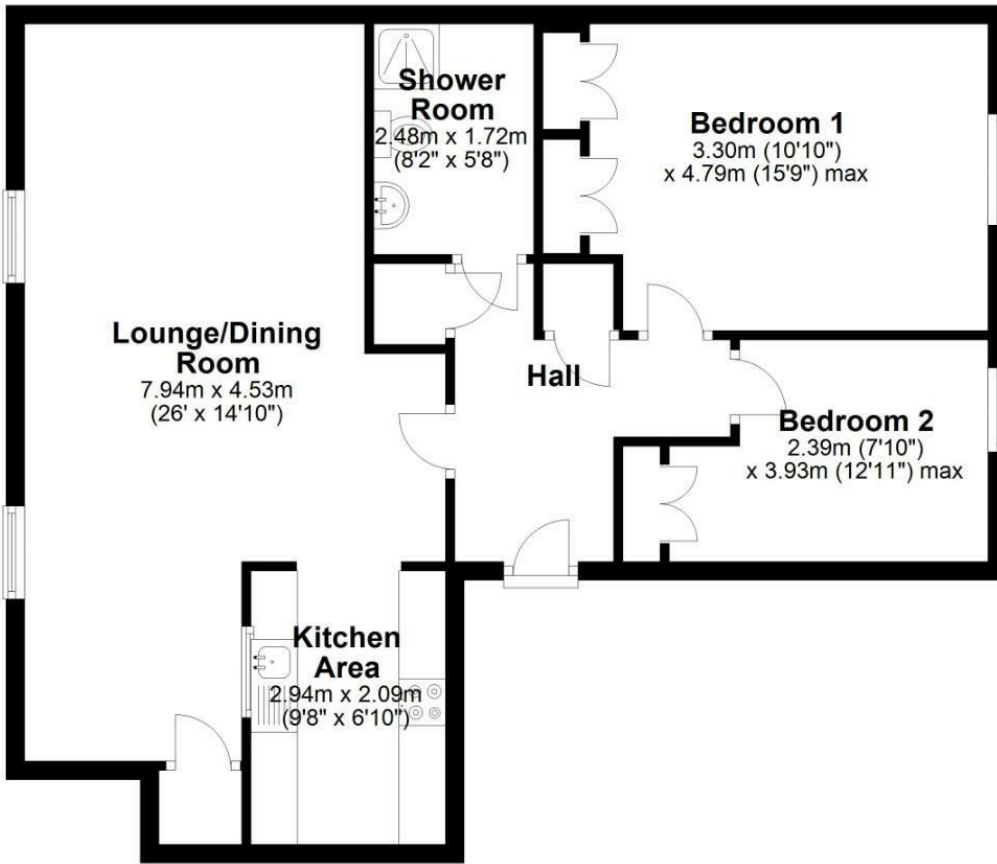
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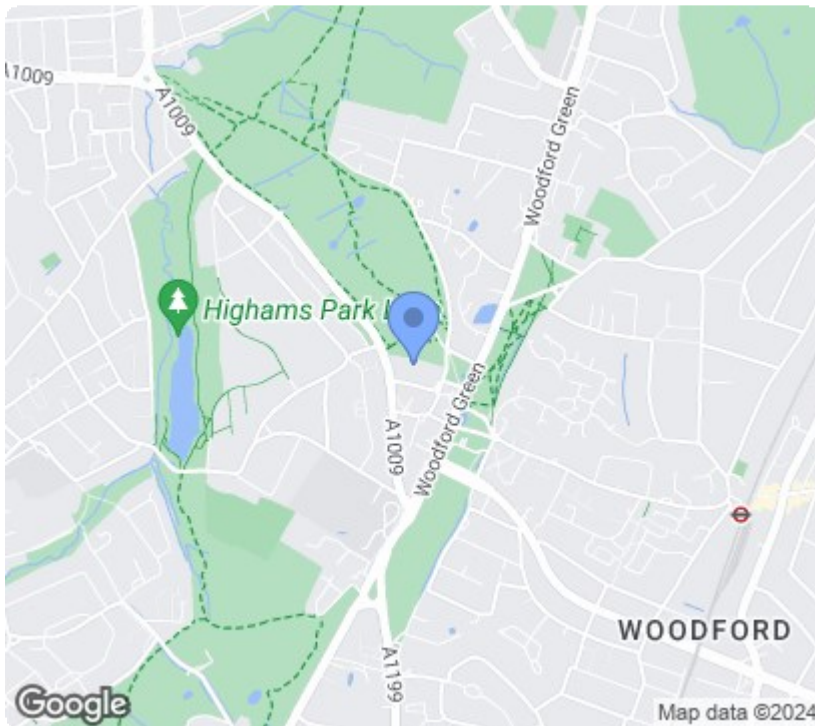


## Second Floor

Approx. 71.6 sq. metres (771.1 sq. feet)



Total area: approx. 71.6 sq. metres (771.1 sq. feet)



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			
England & Wales	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>			
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