



P R I M E R E S I D E N T I A L

P R E S E N T S

High Road, Woodford Green



elliott E | J james

PRIME RESIDENTIAL

## High Road, Woodford Green



Elliott James are delighted to offer this luxury CHAIN FREE two bedroom second floor apartment developed by Higgins in 2008. This apartment is situated on the rear of Evergreen Apartments with fantastic access to South Woodford Central Line Station, local amenities and convenient access to Tesco express.

This well configured apartment comprises of hallway, bright open plan living area with large balcony, modern fitted kitchen with integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, second bedroom with balcony access and family bathroom. Another benefit of the property is the fact there is nothing above it meaning it is one of the most quite and peaceful apartments.

Further benefits include secure video entry phone system, two allocated parking spaces, communal roof terrace and lift to all floors.

Viewings are strictly by appointment only.



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With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

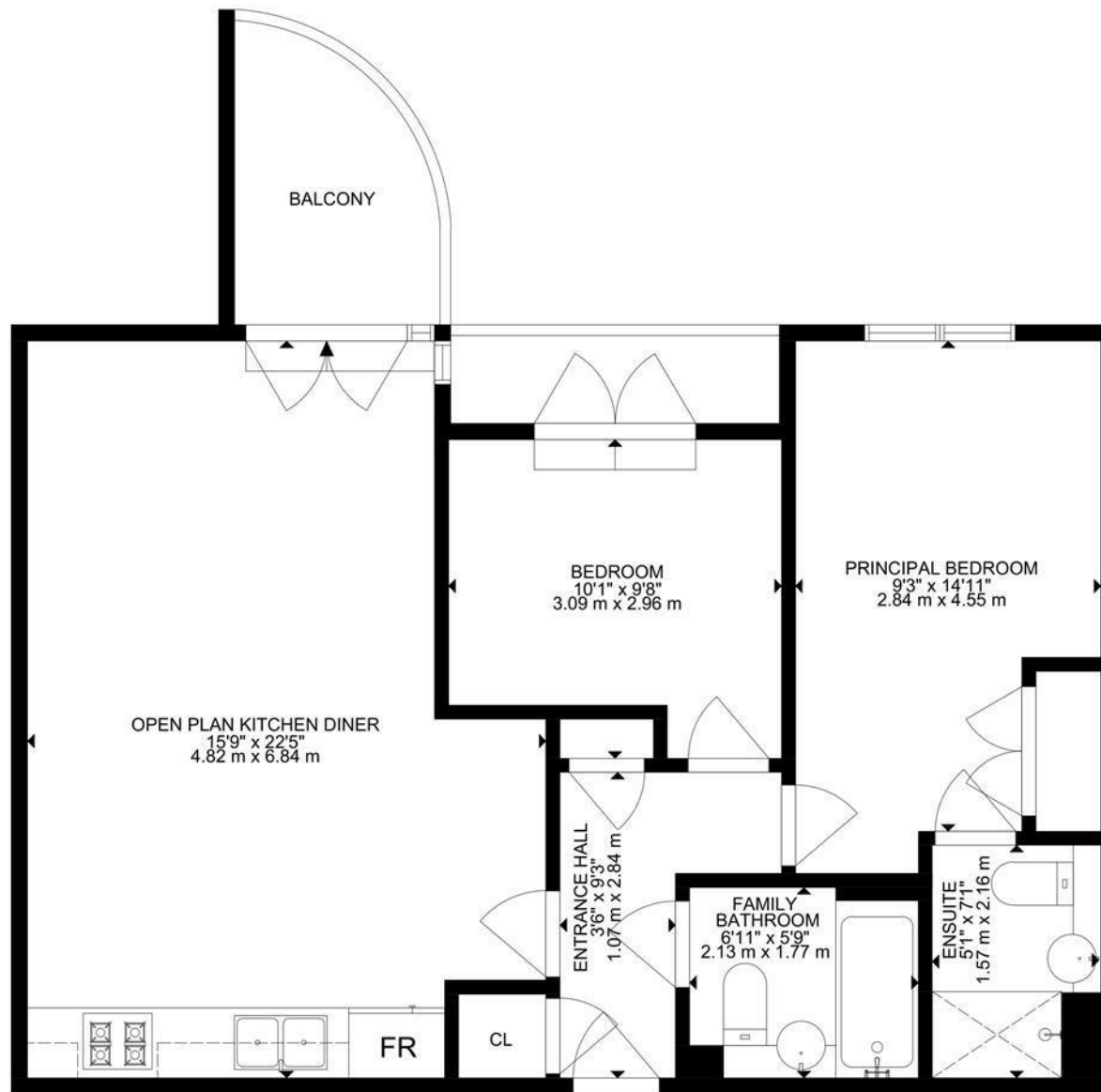
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

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Sqft 753.00 sq ft	Type Apartment - Second Floor	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Redbridge	Tax Band D

# PLANS



GROSS INTERNAL AREA

FLOOR 1: 753 SQ FT, 70 m<sup>2</sup>

EXCLUDED AREAS: BALCONY: 64 SQ FT, 6 m<sup>2</sup>

TOTAL: 753 SQ FT, 70 m<sup>2</sup>

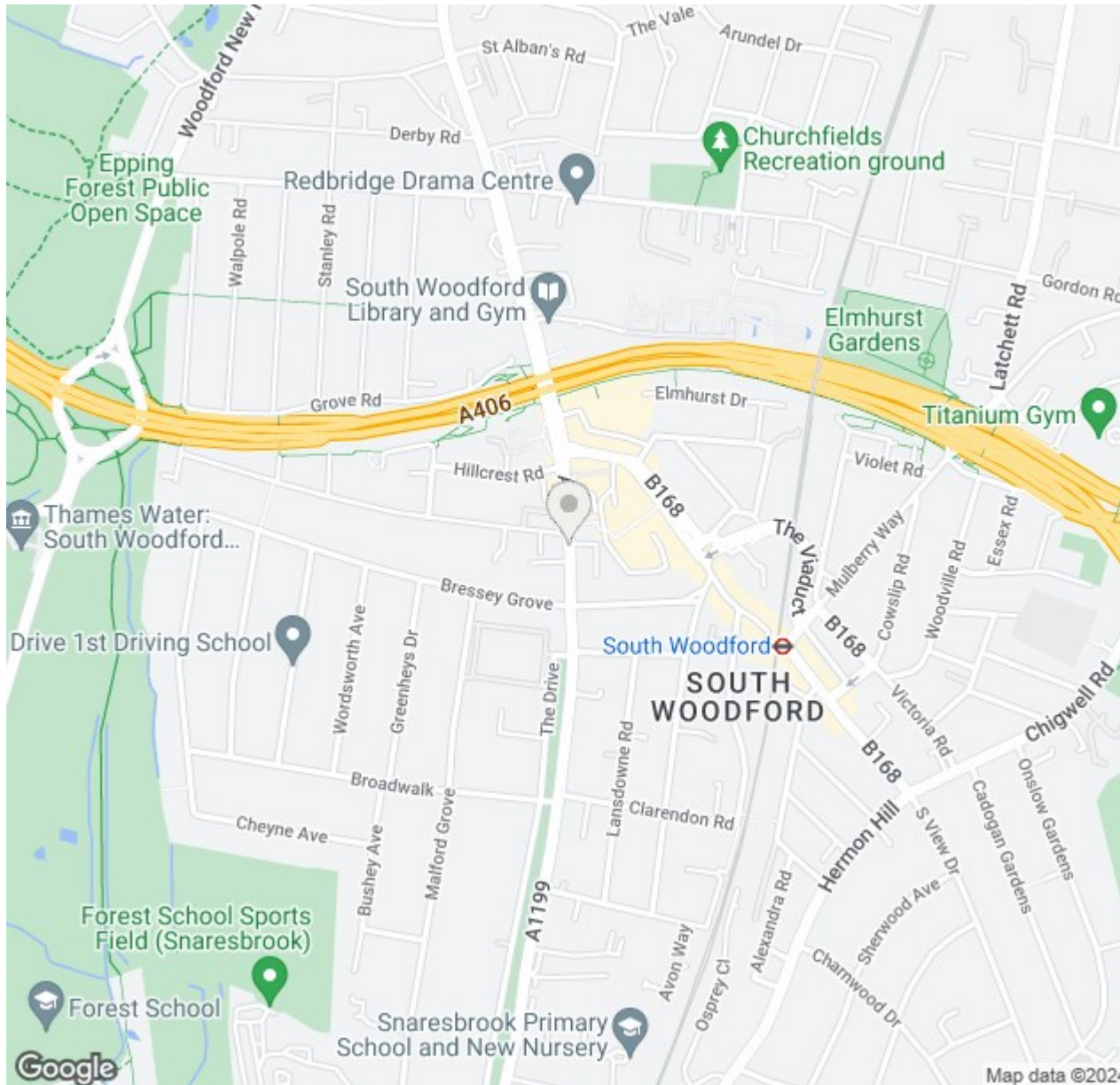
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY







# MAP & EPC



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		
	78	78
<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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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