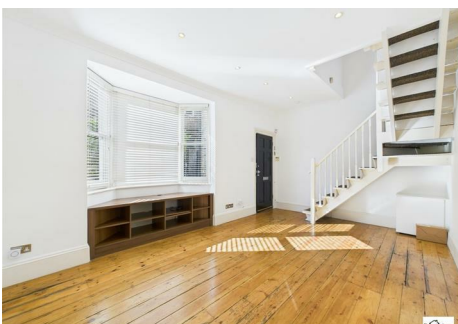




**High Road, Woodford Green, London, IG8 9EF**

**Offers In Excess Of £320,000 Leasehold - Share of Freehold**

GARDEN FLAT!! 1 bedroom split level conversion with accommodation comprising lounge/diner, fitted kitchen and first floor bathroom. The flat is situated on The High Road making the location excellent for local shops and amenities with South Woodford Station and George Lane within close proximity and easy access to M11 and A406 links. Benefits include double glazing, gas central heating, private enclosed courtyard garden plus communal garden area, garage-en-bloc and NO ONWARD CHAIN. Telephone 020 8530 4646 to arrange a viewing.





## Entrance Door To:-

### Reception

17'8" x 12'10" (5.41 x 3.92)

### Kitchen

10'9" x 6'6" (3.29 x 2.00)

### Landing Area

4'11" x 3'5" (1.50 x 1.06)

### Bedroom

14'3" x 10'8" (4.35 x 3.26)

### Bathroom

9'10" x 5'6" (3.01 x 1.68)

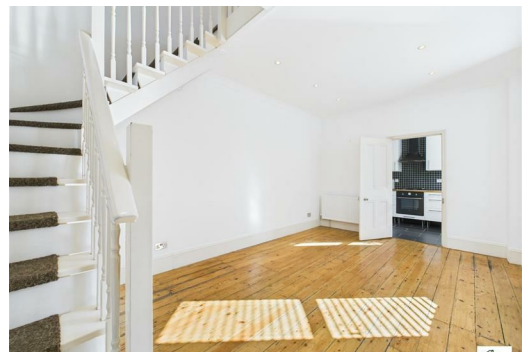
### Garden

Private enclosed courtyard garden with access gate.

### Garage-en-bloc

### Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> (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>			<b>68</b>
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		<b>46</b>	

**England & Wales**

EU Directive 2002/91/EC

