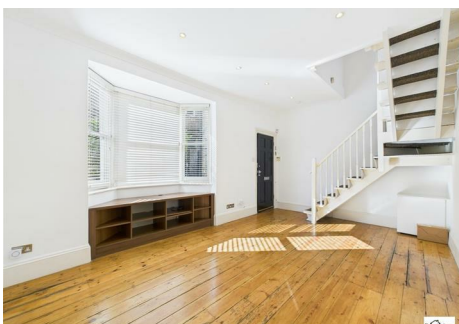




High Road, Woodford Green, London, IG8 9EF

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)

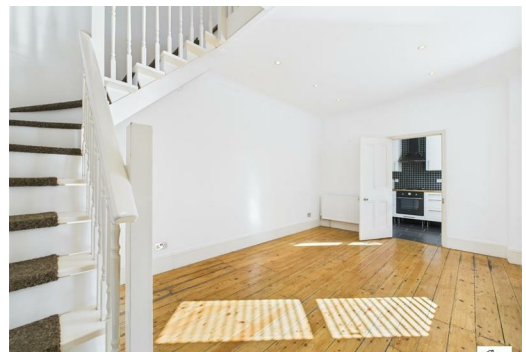
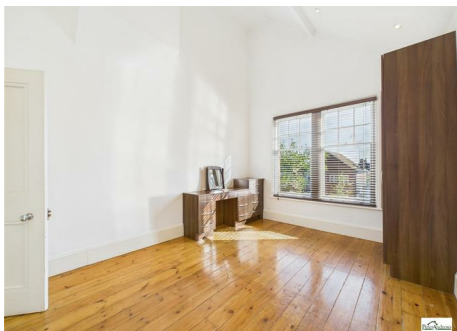
Garden

Private enclosed courtyard garden with access gate.

Garage-en-bloc

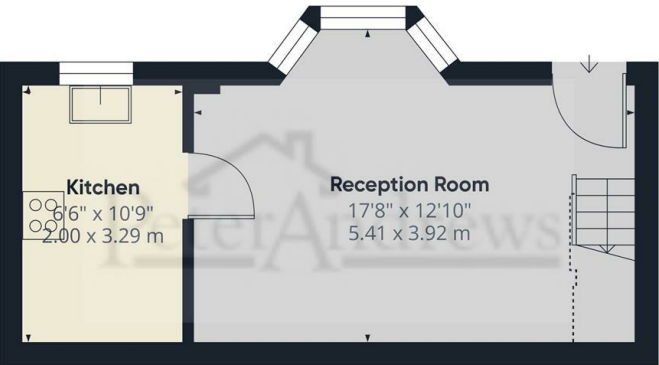
Disclaimer

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.

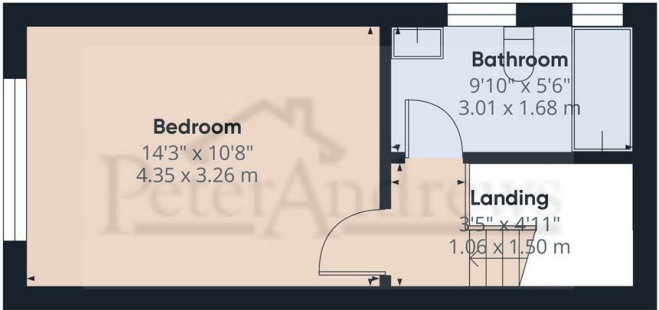


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	69
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	46	68
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



Floor 1



Approximate total area⁽¹⁾
498.48 ft²
46.31 m²

Reduced headroom
15.63 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360