

Directions

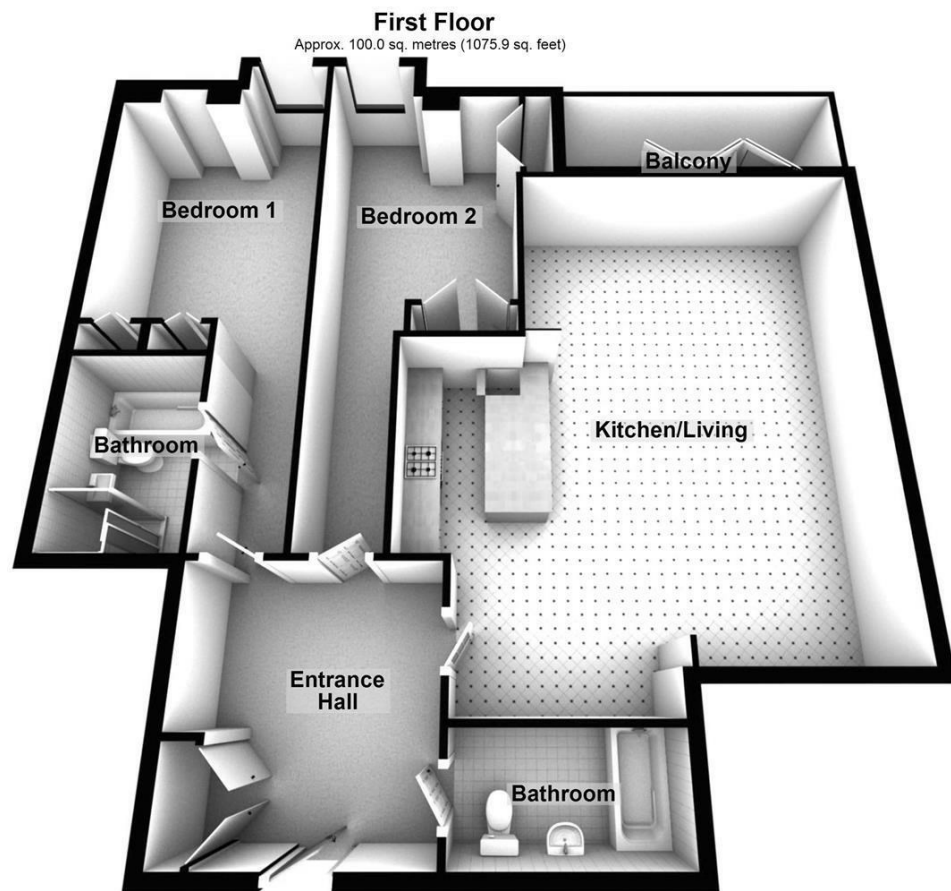
Viewings

Viewings by arrangement only. Call 0203 937 7733 to make an appointment.

EPC Rating

E

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		49	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 100.0 sq. metres (1075.9 sq. feet)



10 Eton Heights Whitehall Road, Woodford Green, Essex, IG8 0FB

Asking Price £699,995

- Offered Chain Free
- Master Bedroom With En Suite Bathroom
- Under Floor Heating Throughout
- Private Balcony
- Lease remaining 110 years
- Two Double Bedroom Apartment
- Open Plan Living Space
- Private Swimming Pool & Gymnasium
- Secure Gated Parking
- Service Charge £5237.64pa / Ground Rent £350.00pa

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ACD

Caplen Estates have the pleasure in presenting to the market this stunning two bedroom luxury apartment situated on the ground floor at Eton Heights, Woodford Green which is offered Chain Free. This apartment has its own private balcony which can be accessed from the open plan living space. The residents can enjoy use of the swimming pool, gym facilities and a communal garden.

The property has a large entrance hall from where you can access all rooms and has underfloor heating throughout. Master bedroom with an exceptional ensuite bathroom and fitted wardrobes providing a vast amount of storage space. Also benefiting from a further double bedroom and a uber modern family bathroom.

The open plan living space has a modern kitchen with centre island, integrated dishwasher, oven, microwave, electric hob & extractor. There is a useful breakfast bar and further dining area with double doors leading to the private balcony. Additional the property offers secure gated parking, fully landscaped communal gardens, indoor swimming pool, sauna and functional gym. Call our sales team on 0203 9377733 to arrange a viewing. Lease length 110 years remaining, Service charge £5237.64 and Ground Rent £350.00.



Council Tax Band: F

Kitchen/Living Room

22'8" x 21'9"

Bedroom 1

25'11" x 10'10"

En Suite Bathroom

9'0" x 6'0"

Bedroom 2

25'11" x 11'2"

Bathroom

4'11" x 9'1"

Balcony

4'11" x 13'8"

