



Broomhill Road, Woodford Green, IG8 9EZ

Guide Price £800,000

- Stunning Penthouse Apartment
- Three Bedrooms
- Panoramic Views over London
- Fantastic Location, Close to Transport Links
- Period Features Throughout
- Set Over 2000sqft and Two Floors
- Two Bathrooms

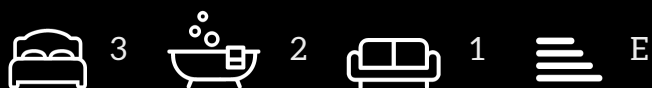
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Caplen Estates have the pleasure in presenting to the market this stunning penthouse apartment, located in one of Woodford Greens most iconic buildings. Steeped in history this property offers over 2000sqft of living space and panoramic views over central London. Close to Local Amenities and transport links including Woodford Central Line Station, A406 & M11.

Through the grand entrance the property is on the second floor, stunning period features throughout. There is a good sized kitchen, with centre island, fully integrated appliances and a roof terrace. The living room has high ceilings and a feature fireplace. There are three generous bedrooms, a large family bathroom with double sink. The next floor offers a large dressing room and shower room, with further access to the viewing tower at the top of the building.

The property offers a 177 years remaining on the lease and service charges of £3000 per annum.

Please contact our sales team to arrange a viewing 0203 937 7733.



Council Tax Band: D



Living Room
5.00 x 5.51 (16'5" x 18'1")

Kitchen
3.30 x 5.51 (10'10" x 18'1")

Bedroom 1
4.11 x 5.00 (13'6" x 16'5")

Bedroom 2
4.62 x 5.00 (15'2" x 16'5")

Bedroom 3
3.76 x 3.51 (12'4" x 11'6")

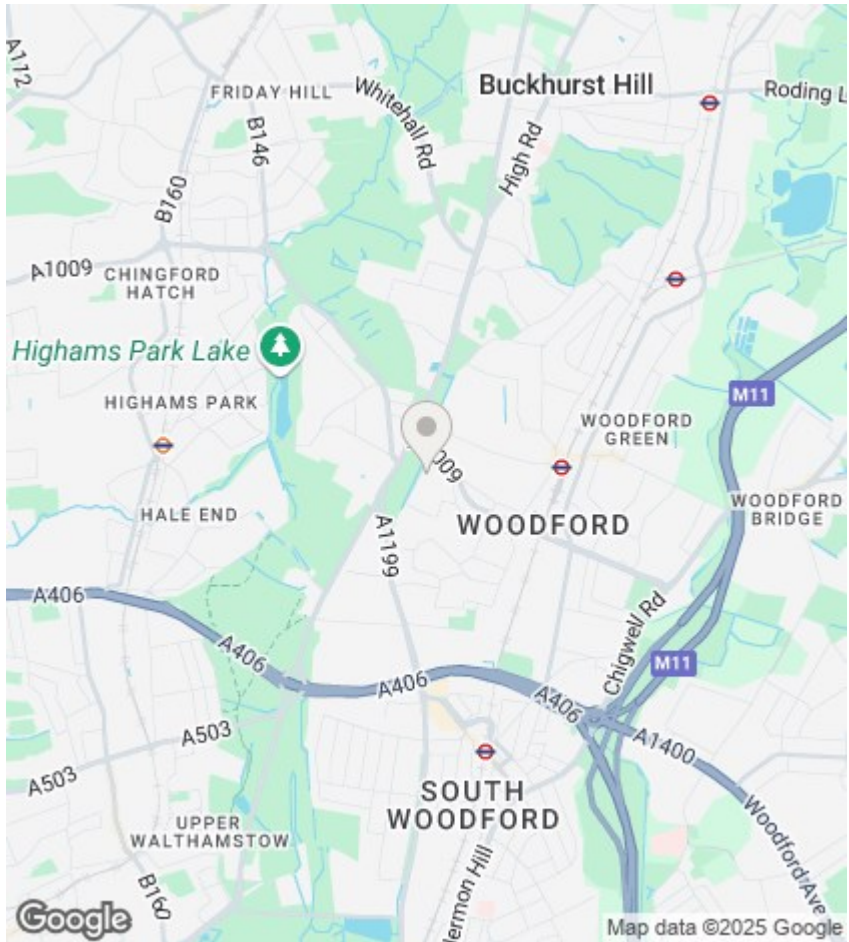
Family Bathroom
2.59 x 4.01 (8'6" x 13'2")

Dressing Room
2.87 x 5.56 (9'5" x 18'3")

Shower Room
2.87 x 4.37 (9'5" x 14'4")

Study/Storage
2.49 x 2.64 (8'2" x 8'8")

Balcony
2.49 x 2.29 (8'2" x 7'6")



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		
	41	60
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating

E

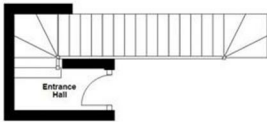
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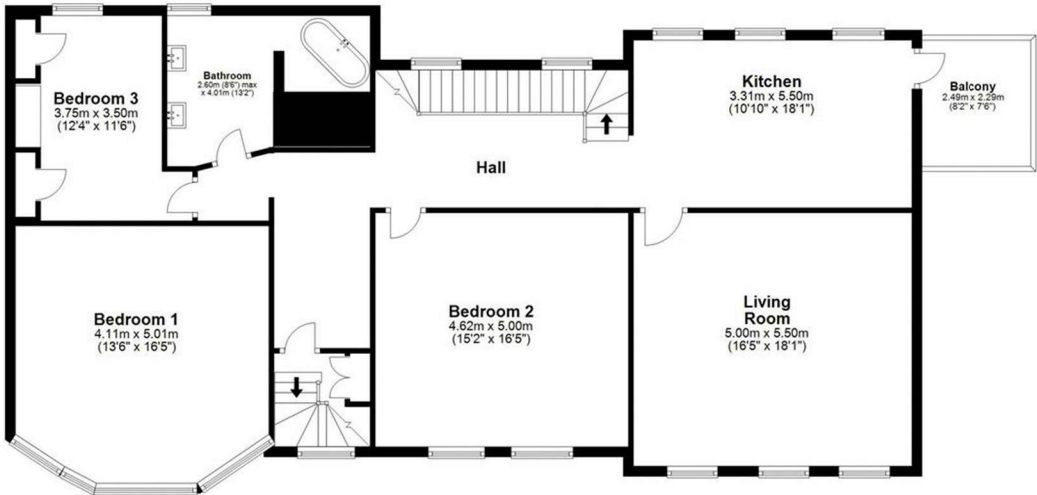
Viewings

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

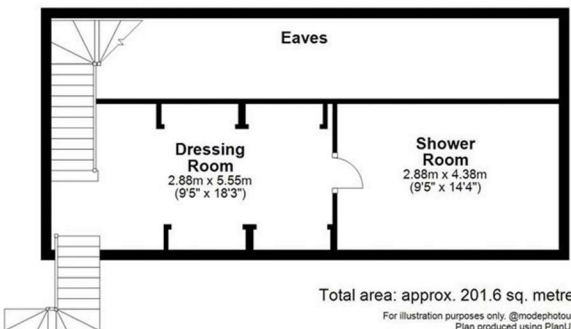
Floor Plan
Approx. 2.5 sq. metres (26.8 sq. feet)



Second Floor
Approx. 146.7 sq. metres (1579.0 sq. feet)



Third Floor
Approx. 45.8 sq. metres (493.5 sq. feet)



Fourth Floor
Approx. 6.6 sq. metres (70.9 sq. feet)



Total area: approx. 201.6 sq. metres (2170.2 sq. feet)

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Plan produced using PlanIt.

