

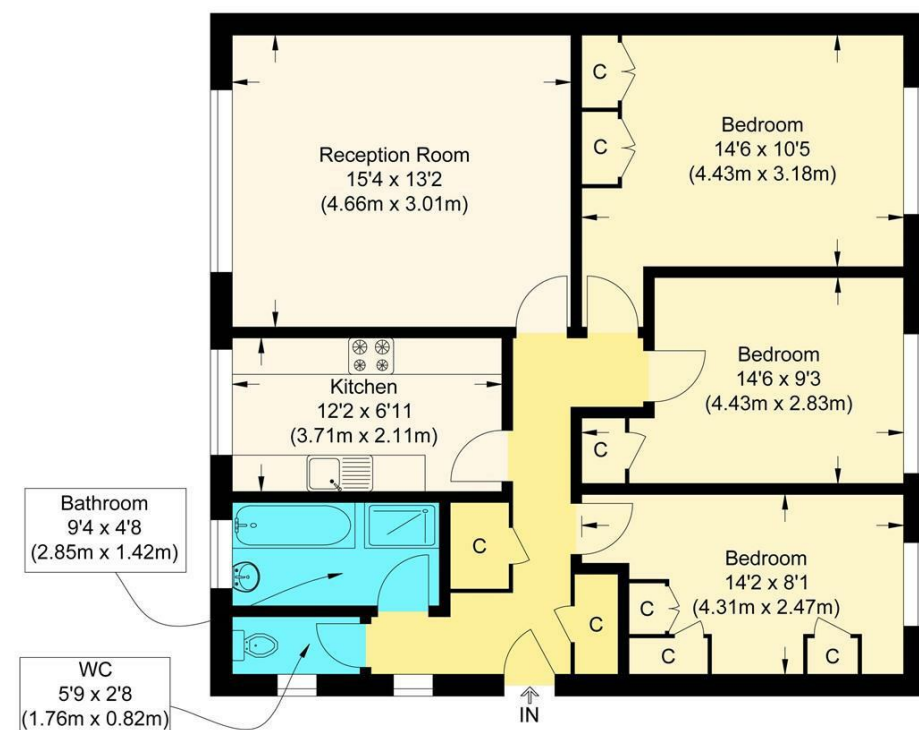
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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



## First Floor

**william rose**  
**Cheyne Court**

Approximate Gross Internal Floor Area : 81.10 sq m / 872.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

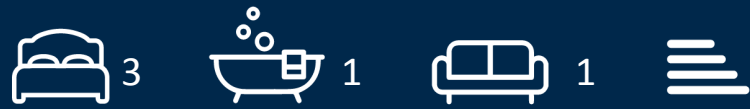
21 Cheyne Court,, Glengall Road, Woodford Green, IG8 0DN

Guide Price £375,000

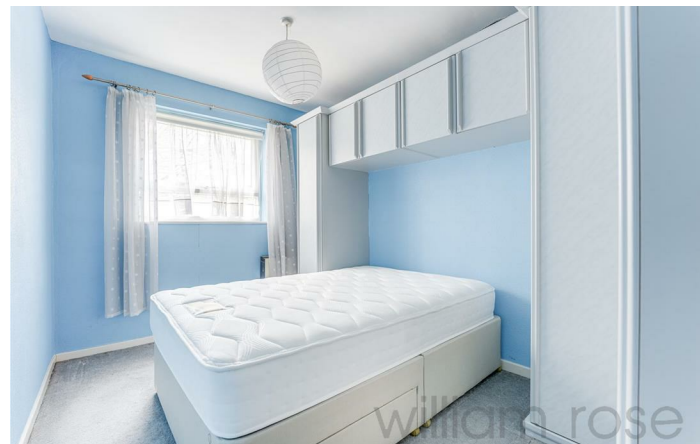
- 3 bedroom apartment
- Close to central line station
- Garage
- Long lease - Share of freehold
- No chain
- Double bedrooms
- Sought after location
- Bright & spacious
- Short walk to forest
- Close to popular schools

## Glengall Road, Woodford Green IG8 0DN

A generous sized 3 bedroom apartment located in a popular turning a short walk away from Woodford station, The Broadway and High Road where you will find an array of shops, restaurants and coffee shops. The property comes with a garage, share of freehold and is chain free.



Council Tax Band: D



The property itself is located on popular Glengall Road and offers bright and spacious accommodation throughout. The accommodation comprises of an entrance hallway, lounge-diner, fitted kitchen, three double bedrooms, a bathroom with a bath and shower cubical plus a separate WC. The property benefits from being sold chain free with the share of freehold and a garage en-bloc. If transport links to London are important, Woodford Central Line Station is a short walk away; giving access to the City of London and to the Elizabeth Line at Stratford.. Road links are also excellent with M25 & M11 junctions within easy reach.

Woodford Green is a very leafy and green residential area with the added benefit of being close to Epping Forest, Knighton Wood & Lake which are popular locations for enjoying a scenic walk, run or bike ride.

If you want to grab a coffee-to-go, there are a selection of splendid cafes and patisseries on your doorstep along The High Road and The Broadway - a parade of shops that includes restaurants, an organic and vegan-friendly deli, and other amenities.

We find a lot of people move to Woodford for its stunning green spaces and outstanding schools. Just to name a few private and state schools close by are Avon House Preparatory School, Wells Primary School, Woodford Prep and Bancroft's.

Lease Length 900 - Share of freehold

Service Charge £150 per month (£1800 annually)

Council tax - London Borough of Redbridge- Band D

EPC rating E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.