



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)	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			
England & Wales		EU Directive	2002/91/EC



william rose
Highwood IG8

Approximate Gross Internal Floor Area : 166.0 sq m / 1786.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



24 Highwood, Sunset Avenue, Woodford Green, IG8 0SZ

£900,000

- 3 bedroom apartment
- Lift
- Excellent condition
- Balcony
- 26ft lounge
- Share of freehold
- Garage and parking
- Views over golf course
- En suite to master
- Luxury kitchen diner

Sunset Avenue, Woodford Green IG8 0SZ

This 3 bedroom apartment is located in a highly desirable development on Sunset Avenue. The apartment is in excellent condition and offers a large balcony with views over the golf course and forest. Share of freehold, garage and lift.



Council Tax Band: G



Located on Sunset Avenue is this stunningly designed three bedroom apartment located on the second floor of this sought after gated development with views from the balcony over Woodford golf course and forest. This stunning apartment is in excellent condition throughout making it a truly exceptionally property which includes a share of the freehold.

Highwood Court is accessed via electronically operated gates leading to an attractive circular driveway with the property benefiting parking, lift access, large ground floor storage cupboard and a garage. The block features a reception entrance with video entry and there is a caretaker who lives onsite.

Upon entering the apartment, you are met with a spacious reception hall which leads firstly to the 26ft lounge which has a lovely open feel with large sliding doors which gives access to an amazing balcony with views over the forest and Woodford golf course where a coffee in the morning and a glass of wine in the evening can be enjoyed in this tranquil setting.

As you continue through the apartment you next come into a further living area with dual aspect that could be use for a multitude of different things including a dining room, bedroom, or a studio for hobbies.

The luxury fitted kitchen is finished to a high specification with a pantry and access to the balcony.

The master suite where you have fitted wardrobe and en-suite bathroom. are two further bedrooms with one having a walk-in wardrobe, a stunning main bathroom and guest cloakroom.

There are two further double bedrooms, family bathroom and separate W.C.

Highwood itself is on Sunset Avenue which gives you access straight onto the forest, whilst still being so close to Woodford High Road amenities.

Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its doorstep, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all what Woodford offers, whilst being so close to open green spaces and transport facilities

really makes Highwood in Sunset Avenue an attractive place to live.

Share of freehold
Service charge £5000 pa tbc
EPC - band C
Redbridge band G

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.