

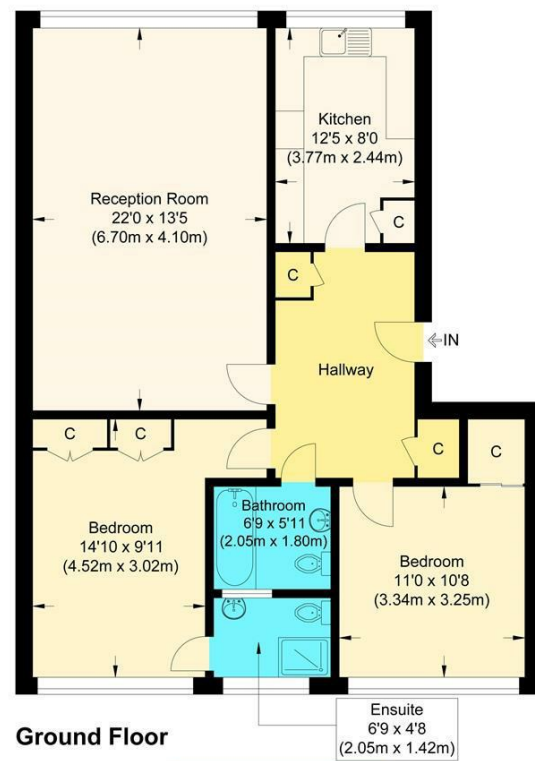
## Directions

## 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	



**william rose**  
The Albany

Approximate Gross Internal Floor Area : 84.80 sq m / 912.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

7 The Albany, Woodford Green, IG8 0TJ

Offers Over £375,000

## 7 The Albany, Woodford Green IG8 0TJ

2-bedroom apartment in The Albany features spacious accommodation with potential for modernisation. Offers private residents parking, communal gardens, and a garage en bloc. Nestled at the end of Sunset Avenue with direct forest access and close to Woodford High Road amenities and Woodford Central Line station, it offers the perfect blend of convenience and natural beauty



Council Tax Band: E



Rare to the market, this spectacular 2-bedroom ground floor apartment offers spacious accommodation with a large entrance hallway, a 22ft lounge, master bedroom with en-suite shower room, a second double bedroom, fitted kitchen, and a bathroom. While the property needs modernisation, it provides a blank canvas for a buyer to customize, featuring an excellent layout with bright and airy rooms, private residents parking, beautiful communal gardens, a garage en bloc, and a share of freehold.

Nestled at the end of Sunset Avenue, The Albany is one of the premier developments in the area, offering direct access to the forest and proximity to Woodford High Road amenities. With Woodford Central Line station a short walk away, and a variety of restaurants such as Italian Bel Sit, Miller & Carter, Mezze, and Prezzo on your doorstep, this location seamlessly blends convenience with natural beauty, making it an attractive place to live.

E.P.C Rating: C

Council Tax: Band E (London Borough of Redbridge)

SHARE OF FREEHOLD (900+ years remaining)

Service Charge: £2928 approx. per annum for year 2024 - 2024 TBC

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.