

## Directions

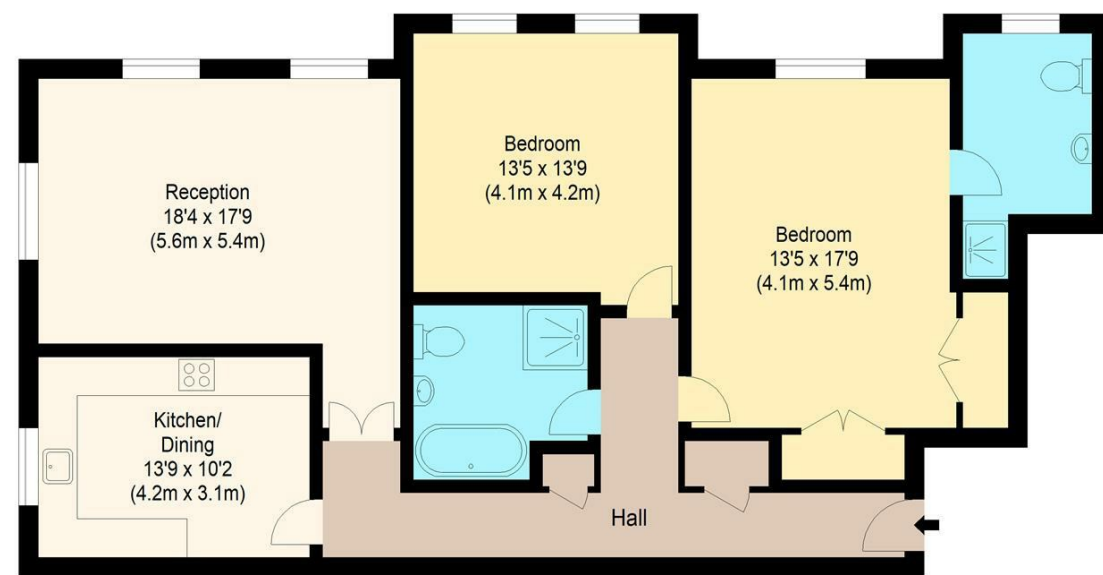
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	



Third Floor  
william rose  
Bradfield House, IG8

Approximate Gross internal Floor Area : 114.82 sq m / 1236 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 31/5/2024



## Flat 14, Bradfield House The Boulevard, Woodford Green, IG8 8GR

Guide Price £450,000

- Two Bedrooms, Two Bathrooms
- Long leasehold tenure with 976 years remaining
- Underground parking for two cars and lift access
- Large principal bedroom with double fitted wardrobes and en-suite
- Access to beautifully maintained communal gardens and 145 acres of parkland
- Top floor apartment in prestigious Repton Park
- Secure, purpose-built block with entry phone system
- Spacious and bright rooms with potential for enhancement
- Generously sized second bedroom and well-appointed family bathroom
- 24-hour concierge, night security, and on-site Virgin Active Spa, Gym, and Bistro (additional cost)



# Flat 14, Bradfield House The Boulevard, Woodford

From 160 000

Discover this exceptional two double bedroom, two bathroom top floor apartment in the prestigious gated development of Repton Park. This spacious, secure property features underground parking for two cars, a lift, and access to 145 acres of parkland.



Council Tax Band: F



\*\*\*Guide Price £450,000 - £500,000\*\*\*

Set within the prestigious gated development of Repton Park is this marvellous two double bedroom, two bathroom top floor apartment located. Boasting a long leasehold tenure with 976 years remaining, this property offers a blend of luxury, security, and convenience.

Set within a secure, purpose-built block, this spacious apartment features an entry phone system and underground parking for two cars, as well as a lift for easy access. The bright and airy rooms throughout provide a sense of space and offer potential for further enhancement and added value. The apartment is one of the larger styles available in Bradfield House, featuring a very spacious principal bedroom with two sets of double fitted wardrobes and an en-suite bathroom. The second bedroom is generously sized and is complemented by a well-appointed family bathroom. Residents can enjoy the beautifully maintained communal gardens at the back of Bradfield House and the expansive 145 acres of mature parkland within Repton Park. The development also offers 24-hour concierge services and night security for peace of mind. Additional amenities include a Virgin Active Spa, Gym, and Bistro on-site, available at an additional cost.

Repton Park in Woodford Green is a highly sought-after gated development known for its luxurious living and tranquil surroundings. Set within 145 acres of mature parkland, Repton Park offers a unique blend of natural beauty and modern amenities. Residents enjoy exclusive access to beautifully landscaped communal gardens, pristine walking paths, and a serene environment that provides a welcome escape from the hustle and bustle of city life. The development boasts top-notch facilities, including a 24-hour concierge, night security, and an on-site Virgin Active Spa, Gym, and Bistro. Its proximity to excellent schools, shopping, dining, and transport links further enhances its appeal, making Repton Park an ideal choice for discerning homeowners seeking a perfect balance of convenience, security, and luxury.

Lease - 976 years  
Serv. charge - £6,690.09 per annum

Ground Rent - £290 per annum

EPC - C  
Council Tax - F

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.