



Directions

Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor Entrance

william rose
At Albans Crescent, IG8

Approximate Gross Internal Floor Area: 73.89 sq m / 795 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.

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Date: 1/8/2024



21a St Albans Crescent, Woodford Green, IG8 9EH

Price Guide £400,000

- ***Guide Price £400,000 - £425,000***
- Two generously-sized double bedrooms,
- Modern fitted kitchen ,
- Contemporary family bathroom,
- Easy access to local shopping, dining, and amenities,

- First-floor period conversion with private garden,
- Spacious and charming lounge/diner,
- Attractive frontage with cornicing, coving, and feature fireplaces,
- Well-maintained with numerous period features,
- Proximity to Woodford and South Woodford stations, major bus routes, and road links.

21a St Albans Crescent, Woodford Green IG8 9EH

Guide Price £400,000-£425,000 Rarely available, this exceptional property is located on St Albans Crescent, one of the most sought-after residential roads in the heart of Woodford Green. This first-floor period conversion boasts its own private garden and is filled with a plethora of period features, offering spacious accommodation throughout.



Council Tax Band: C



Maintained in excellent condition by the current owner, this unique property is a true gem. Situated on a picturesque, tree-lined road adorned with stunning Victorian and Edwardian homes, it features an attractive frontage with period details such as cornicing, coving, and feature fireplaces. The property includes two generously sized double bedrooms, a charming and spacious lounge/diner, a contemporary family bathroom, and a modern fitted kitchen diner. The peaceful garden, for the sole use of this property, is accessible via the side entrance.

St Albans Crescent offers easy access to local shopping facilities, with Waitrose just a mile away, and numerous amenities including restaurants on Woodford High Road, The Broadway, and George Lane. Both Woodford and South Woodford stations on the Central Line are within walking distance, and there are four bus routes even closer. Additionally, road links to the A406 (North Circular), M11, and M25 provide excellent connectivity. For nature enthusiasts, Epping Forest and The Green offer ample green spaces for leisurely walks.

Current Lease Length: 86 Years Remaining
Service Charge: N/A
Ground Rent: £100 per annum.

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.