



Directions

Viewings

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

EPC Rating

C

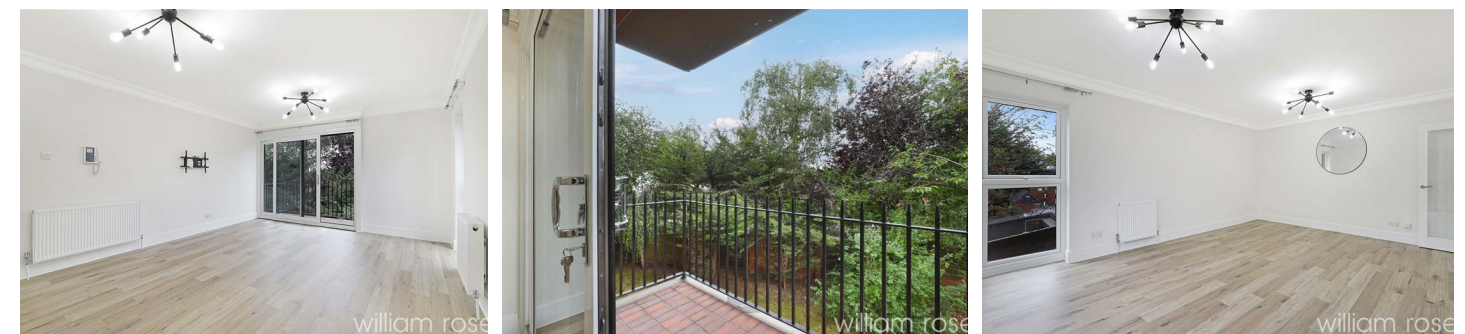
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor

william rose
Churchill Lodge, IG8

Approximate Gross Internal Floor Area : 78.22 sq m / 842 sq ft
Balcony : 3.72 sq m / 40 sq ft



16 Churchill Lodge Savill Row, Woodford Green, IG8 0UE

Asking Price £425,000

- Recently refurbished two-bedroom first-floor apartment,
- Two modern bathrooms featuring Aqualisa showers, Grohe taps, and shaver point mirrors,
- Modern fitted kitchen with Neff oven, hob, extractor fan, and integrated AEG appliances,
- Karndean flooring throughout the apartment,
- Private underground parking space included,
- Two spacious double bedrooms with fitted wardrobes and drawers,
- Large living/dining room with UPVC sliding patio doors leading to a private balcony,
- Newly installed fire-rated front door for enhanced safety,
- Secure phone entry system for added security,
- Conveniently located near Woodford Underground Station and Epping Forest.



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: 19/8/2024

16 Churchill Lodge Savill Row, Woodford Green IG8

APR

Welcome to this beautifully refurbished two-bedroom first-floor apartment located in the sought-after gated development of Churchill Lodge, Savill Row. This exceptional property has been thoughtfully modernized by its current owners, offering a blend of contemporary style and comfort throughout.



Council Tax Band: D



The expansive living/dining area is perfect for both relaxation and entertaining, with newly fitted UPVC sliding patio doors that open onto a private balcony, allowing for an abundance of natural light. The modern fitted kitchen is a chef's delight, complete with a Neff oven, hob, and extractor fan, under unit lighting as well as integrated AEG appliances, including a fridge/freezer, washing machine, and dishwasher. The apartment boasts two generously sized double bedrooms, both featuring fitted wardrobes and drawers, providing ample storage space. The two modern bathrooms are equipped with premium Aqualisa showers, Grohe taps, and shaver point mirrors, ensuring a luxurious experience. Additional features of this superb apartment include a newly installed fire-rated front door, Karndean flooring throughout, a secure phone entry system, and the convenience of a secure underground parking space.

Churchill Lodge, Savill Row is ideally situated in Woodford Green, a charming residential area known for its leafy streets and community atmosphere. The property benefits from being near local amenities, including shops, cafes, and restaurants, as well as excellent transport links, with Woodford Underground Station just a short walk away, offering easy access to Central London. The area is also well-regarded for its green spaces, with Epping Forest and other parks nearby, providing plenty of opportunities for outdoor activities and leisure.

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.