

## Directions

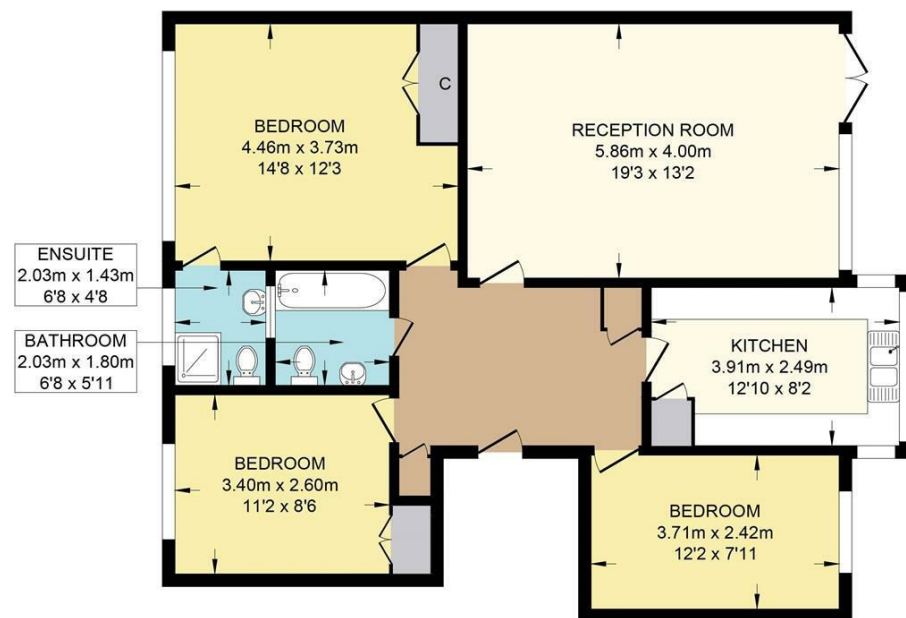
## Viewings

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		72	78
(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	



GROUND FLOOR  
FLOOR AREA  
969.50 SQ. FT  
(90.07 SQ.M)

Total Approx. Floor Area 90.07 sq m / 969.50 sq ft  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



34 The Albany, Woodford Green, IG8 0TJ

£550,000

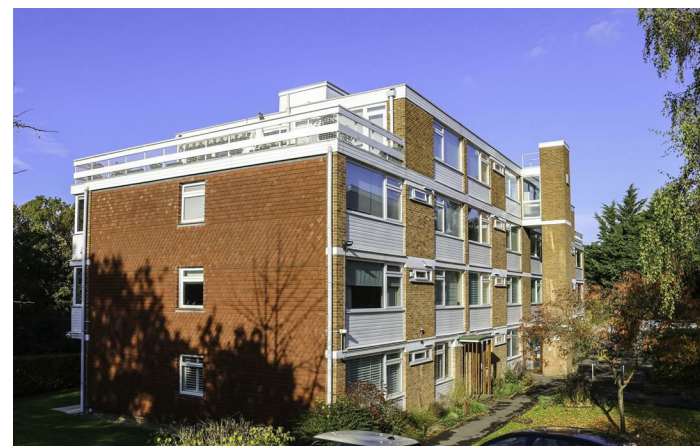
- Prime location on Sunset Avenue with direct forest access
- Spacious 19ft lounge with double doors to a courtyard balcony
- Modern fitted kitchen
- Two additional large bedrooms and a family bathroom
- Access to landscaped communal gardens
- Fully refurbished ground-floor apartment
- Courtyard balcony with scenic views of the forest and wildlife
- Master bedroom with en-suite shower room
- Includes a private garage and convenient communal parking
- Chain-free sale

## 34 The Albany, Woodford Green IG8 0TJ

Rare to the market with a patio seating area overlooking the forest. Located on Sunset Avenue is this fully refurbished 3 bedroom apartment which is sold chain free. Offers luxury kitchen and modern bathroom and en suite. Communal Parking and garage en bloc.



Council Tax Band: E



This desirable development at the end of Sunset Avenue offers a unique combination of natural beauty and urban convenience. With direct access to the expansive forest right on your doorstep, residents can enjoy serene walks and outdoor activities while still being a stone's throw from the amenities of Woodford High Road. The property is ideally located within a short walk to Woodford Central Line station, ensuring quick and easy commutes into Central London. The area boasts an array of dining options, including popular spots such as the Italian Bel Sit, Miller & Carter, Mezze, and Prezzo, making it perfect for food enthusiasts. The Albany, Sunset Avenue is the ideal blend of suburban tranquility and vibrant living, providing access to both lush green spaces and essential transport facilities.

Sold chain free and rare to the market, the property itself has been fully refurbished, showcasing modern finishes while retaining its warm, inviting atmosphere. Situated on the ground floor, this home offers bright and spacious accommodation throughout. The layout begins with a large entrance hallway leading to a 19ft lounge, complete with double doors that open to a charming courtyard balcony. This outdoor space overlooks the forest, providing an idyllic setting for morning coffee or evening relaxation while enjoying views of the wildlife.

The newly updated, fitted kitchen combines style with practicality, featuring high-quality appliances and ample storage. The master bedroom offers an en-suite shower room, adding a touch of luxury and convenience. Two further generously sized bedrooms provide flexible living options, while the main bathroom is equipped with modern fittings to enhance comfort.

Share of freehold (900+ lease)

Council tax - Redbridge - E

Service charge - £3,034

EPC - C

All the information provided about this property does not constitute or form part of an offer or contract, nor may 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