

Directions

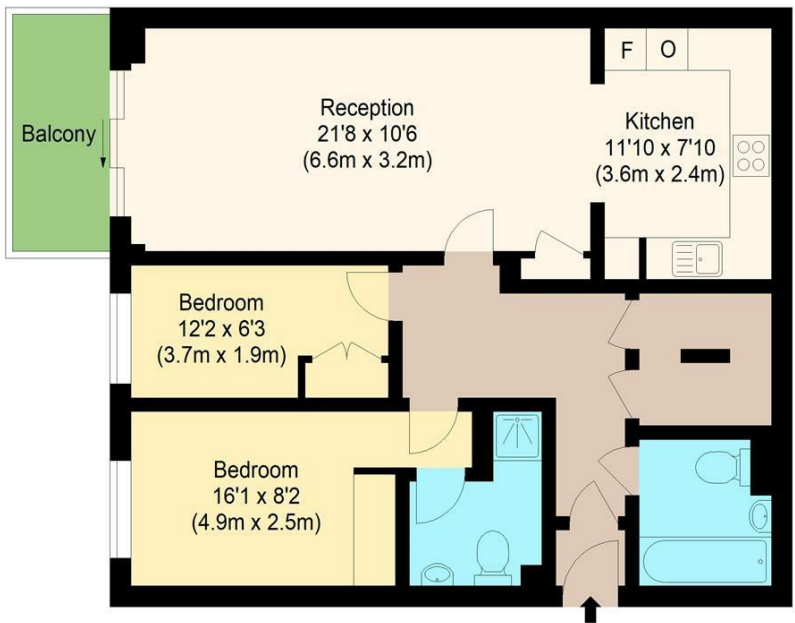
Viewings

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	82
EU Directive 2002/91/EC		



Ground Floor

william rose  
Clementine Walk, IG8

Approximate Gross Internal Floor Area : 73.58 sq m / 792 sq ft



12 Clementine Walk, Woodford Green, IG8 9GT

Price Guide £375,000

- Two Bedrooms
- Secure Underground Parking
- Master Bedroom Benefits From En-suite & Fitted Wardrobes
- Security phone entrance system
- Walking Distance to South Woodford & Woodford Central Line Station's
- Raised Ground Floor
- Private Balcony
- Open-plan kitchen/living/dining area
- Family bathroom with modern fixtures
- \*GUIDE PRICE £375,000-£400,000\*



# 12 Clementine Walk, Woodford Green IG8 9GT

\*Guide Price £375,000 - £400,000\* This delightful two-bedroom (raised) ground floor apartment is ideally located in the sought-after Clementine Walk, perfectly positioned halfway between the vibrant South Woodford and the picturesque Woodford Green. Offering a wealth of local amenities, including excellent shopping options, cafes, and restaurants, the property is well-served by public transport links, with both South Woodford and Woodford stations providing swift access into central London. The surrounding area also boasts several parks and green spaces, making it a fantastic choice for those who appreciate a peaceful yet well-connected setting.



2



2



1



C

Council Tax Band: D



\*\*\*Guide Price £375,000 - £400,000\*\*\*

Upon entering the property, you are welcomed into a spacious entrance hallway, leading through to two generously sized bedrooms. The master bedroom benefits from fitted wardrobes and an en-suite shower room, offering both convenience and comfort. The property also features a well-equipped family bathroom and a large open-plan kitchen/living/dining space, perfect for modern living and entertaining. A private balcony extends from the living area, providing an outdoor space to relax. Additionally, the apartment comes with a secure underground car parking space and a security phone entrance system, ensuring both convenience and peace of mind.

Clementine Walk is a quiet and well-maintained residential development situated between South Woodford and Woodford Green, two of the area’s most desirable locations. South Woodford is known for its vibrant high street, offering a variety of shops, supermarkets, and a range of dining options. Woodford Green, on the other hand, provides a more tranquil, suburban atmosphere, with scenic parks such as Epping Forest nearby. Both areas boast excellent transport links, with the Central Line offering quick access to the City and West End. The local area also has a variety of schools and leisure facilities, making it an ideal location for both professionals and families.

## Property Information / Disclaimer

LEASEHOLD

Lease Length: 105 years remaining.

Service Charge: £2,500 per annum.

Ground Rent: £150 per annum.

EPC Rating: C

Council Tax Band: D (Redbridge)

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.