

## Directions

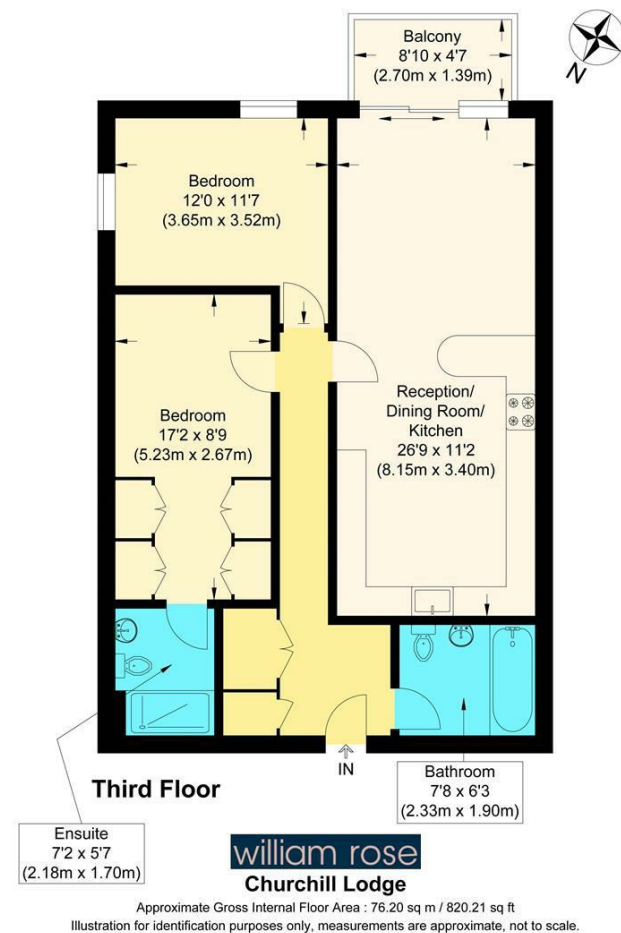
## Viewings

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

## EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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		



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

Asking Price £425,000

- Two Bedroom Apartment
- Solid Oak Flooring
- Close to Station + Amenities
- Private Balcony
- Allocated Parking Space
- Lift Access
- Mandarin Stone Tiling in both bathrooms
- Second Floor
- Newly Fitted Kitchen
- Close to Epping Forest



## 27 Churchill Lodge Savill Row, Woodford Green IG8

APR 15

This modernised apartment is located on the second floor and can be accessed via a lift and offers a bright and spacious accommodation throughout. Churchill Lodge is a very desirable development nestled at the end of Savill Row, which gives you access via private secure electric gates. The property is close to open greens spaces such as Woodford Cricket Green, Woodford Golf Course and Epping Forest, whilst still being close to Woodford High Road amenities.



Council Tax Band: D



The accommodation comprises of a spacious entrance hallway, large open plan kitchen / living space with access out onto your own private balcony and a newly fitted modern family bathroom. The large kitchen has been newly fitted and benefits from full quartz splashback, Grohe Spray Tap and Mandarin stone tiled flooring. There is also solid oak flooring with silver acoustic overlay throughout. Both the bedrooms are well-proportioned and the master bedroom benefits from a walk-in wardrobe area and a newly fitted en-suite. This property has been recently fully refurbished to a very high spec with new balcony doors fitted recently.

The property benefits from being a share of freehold, underground allocated parking and landscaped communal gardens and is fully covered by a CCTV system.

Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its door step, such as the Italian Bel Sit, Miller & Carter, Mezza and Prezzo. Being so close to all what Woodford can offer and transport facilities really makes Churchill Lodge an attractive place to live.

Share of Freehold (995 years remaining)  
Service Charge £2800 per annum  
Council tax - London Borough of Redbridge- Band D  
EPC rating - B

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.