

Directions

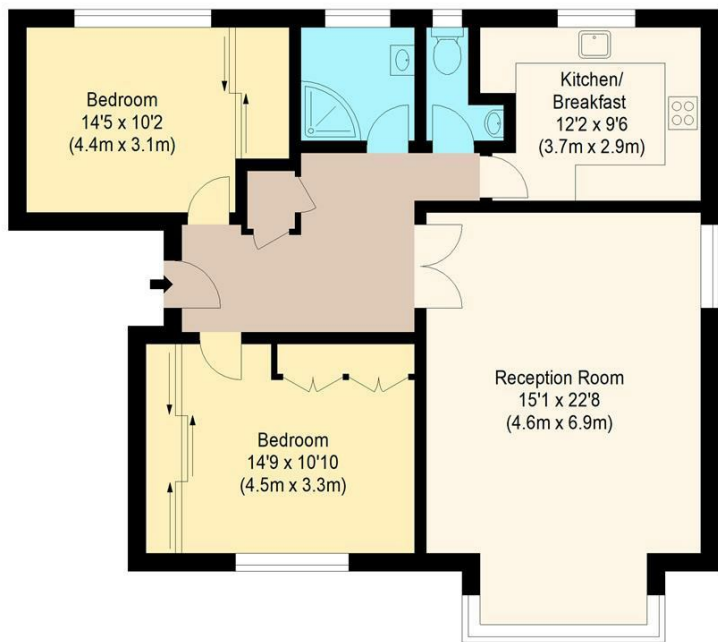
Viewings

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		
EU Directive 2002/91/EC		



Second Floor

william rose  
Cranfield Court, IG8

Approximate Gross Internal Floor Area : 90.11 sq m / 970 sq ft



6 Cranfield Court Sunset Avenue, Woodford Green, IG8 0SU

Guide Price £550,000

- Guide Price £550,000 - £600,000
- Bright and airy living space with views over the forest
- Prime location on Sunset Avenue—close to Woodford station, forest access, and top local restaurants
- Two double bedrooms, both with built-in wardrobes
- Direct access to Epping Forest for scenic walks and nature
- Spacious 22ft dual-aspect lounge/diner with large bay window
- Beautiful communal gardens and share of freehold
- Secure residential parking, garage, and lift access
- Located on the second floor of a sought-after development
- Excellent condition throughout and no chain



# 6 Cranfield Court Sunset Avenue, Woodford Green IG8

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Rare to the market is this spacious and chain-free two bedroom apartment which offers views over the forest and sold with the Share of freehold. Benefits from garage and secure parking. Close to all Woodford amenities



Council Tax Band: D



GUIDE PRICE £550,000 - £600,000

This remarkable apartment which has a spectacular view from the front aspect offering panoramic views of Epping forest and Woodford Golf Course is situated on the second floor, this attractive apartment offers well-proportioned accommodation throughout. From the moment you enter the large hallway, with handy built-in storage you'll appreciate the generous layout. The standout 22ft dual-aspect lounge/diner is filled with natural light, thanks to a charming bay window. The fully opening windows create an airy, open feel, perfect for enjoying sunny days with views overlooking the forest.

The property also features a fully fitted kitchen, two double bedrooms with built-in wardrobes, a modern shower room, and a separate W.C. Additional highlights include secure residential parking, a garage, beautiful communal gardens, lift access, and the benefit of a share of freehold. Offered chain-free, this unique apartment is an excellent opportunity.

Cranfield Court is widely regarded as one of Sunset Avenue's premier developments. Nestled in a tranquil location with direct access to the forest, it also remains close to the vibrant amenities of Woodford High Road. Woodford Central Line station is just a short walk away, and the area boasts an excellent choice of restaurants including Bel Sit, Miller & Carter, Mezze, and Stora. The combination of green open spaces, strong transport links, and local amenities makes Sunset Avenue a truly desirable place to call home

SHARE OF FREEHOLD (900+ year lease remaining)  
Service Charge: £2,600 per annum approx.

EPC Rating: C  
Council Tax Band: D (London Borough of 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.