

# Prospect Road, IG8

PAUL BERG  
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Guide Price £265,000  
Share of Freehold



For Sale by the Modern Method of Auction

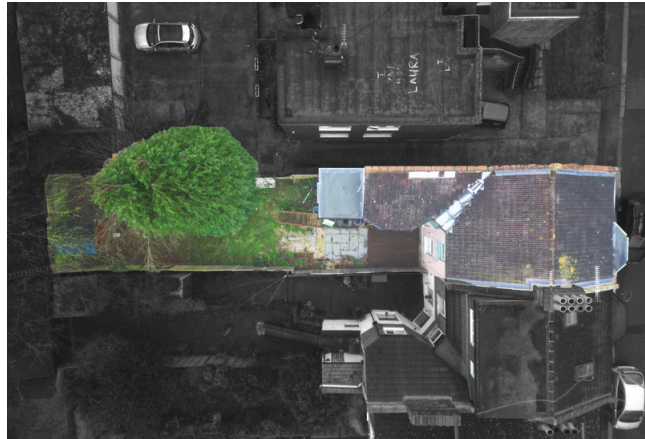
## Victorian Garden Flat in Woodford Green – Attractive Opportunity for Cash Buyers & Buy-to-Let Investors

This ground-floor Victorian maisonette offers an excellent investment opportunity for those looking to secure a property with strong rental appeal in a desirable location. Positioned in Woodford Green and close to transport links, schools and local amenities, the flat represents a compelling choice for portfolio investors or cash buyers seeking value and potential.

The accommodation includes a bright front reception room with a bay window and period character features, a double bedroom overlooking the shared rear garden, a second reception room, fitted kitchen with garden access, and a bathroom located off the kitchen. With its flexible layout, there is potential to reconfigure to a two-bedroom format (subject to requirements), further enhancing rental prospects and increasing yield.

The property benefits from close proximity to Woodford Central Line Station, making it ideal for commuting tenants. Local cafés, restaurants, shops and Ray Lodge Park are also within easy reach.

Offered chain-free, this flat presents strong potential as a rental investment or refurbishment project in a sought-after and well-connected area.



Tel: 07951 529 224

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TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Service Charge: N/A

Ground Rent: N/A

Local Authority: London Borough of Redbridge

Council Tax: Band B £1,625.45 per annum

Website: [paulberg.exp.uk.com](http://paulberg.exp.uk.com)

Email: [paul.berg@exp.uk.com](mailto:paul.berg@exp.uk.com)

