

Navestock Crescent, IG8

PAUL BERG
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Guide Price £150,000
Leasehold

CASH BUYERS ONLY – FOR SALE BY MODERN METHOD OF AUCTION

An outstanding opportunity to acquire a two-bedroom flat of approximately 780 sq. ft., set on the 10th floor and benefiting from far-reaching views and a private balcony.

This property is perfectly suited to buy-to-let investors seeking a strong rental yield and long-term growth potential. With two double bedrooms, a bathroom with separate WC, ample storage, and a bright, expansive lounge/diner leading to the balcony, it offers excellent tenant appeal.

Located on Navestock Crescent, within walking distance of Woodford Central Line Station, the apartment boasts superb connectivity into London which is an attractive feature for prospective tenants.

Offered chain-free and sold via the Modern Method of Auction, this is an unmissable chance to secure a high-yielding investment property in a sought-after area.

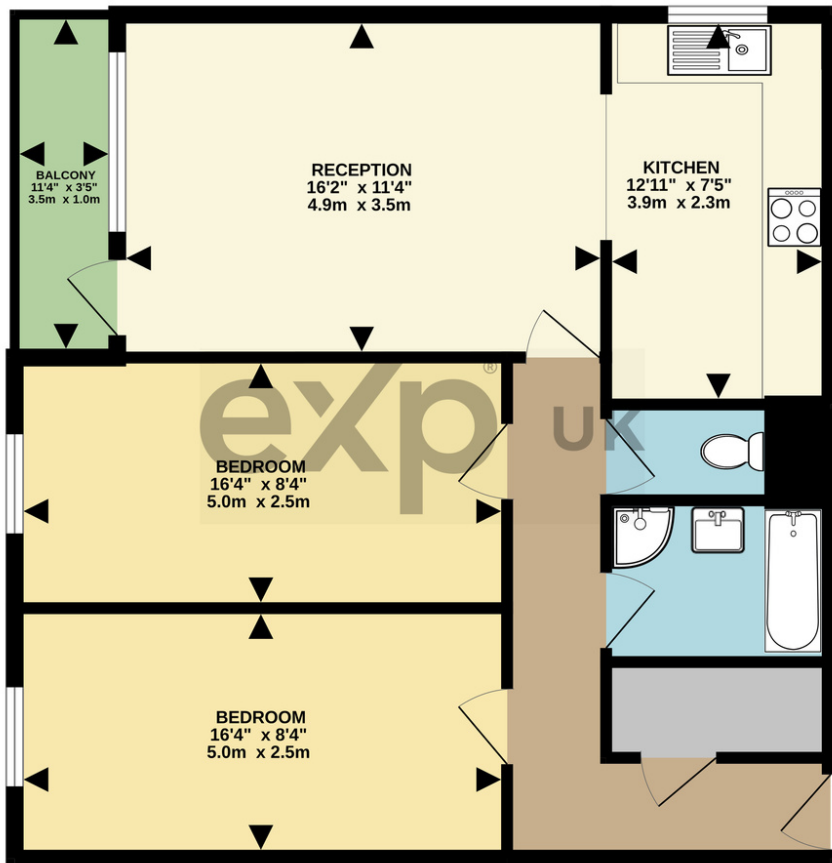


Tel: 07951 529 224

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TENTH FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold - 90 years remaining

Service Charge: £1,850.00 per annum

Ground Rent: £10.00 per annum

Local Authority: London Borough of Redbridge

Council Tax: Band B: £1,606.00 per annum

Website: paulberg.exp.uk.com

Email: paul.berg@exp.uk.com

