



BOWDEN
BRADLEY



Flat 1 156 High Road
, Woodford Green, IG8 9EF

Guide price £450,000



Flat 1 156 High Road , Woodford Green, IG8 9EF

Guide Price £450,000 - £475,000

High Road in the charming area of Woodford Green, this delightful ground floor flat offers a perfect blend of character and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a comfortable space to call home.

The flat features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this property is the off-street parking, allowing for hassle-free access and peace of mind.

Situated in a sought-after location, residents will benefit from the vibrant local amenities that Woodford Green has to offer. A variety of bars and shops are just a stone's throw away, making it easy to enjoy the local culture and community. For those who commute, South Woodford Station is approximately 0.7 miles away, providing excellent transport links to central London and beyond.

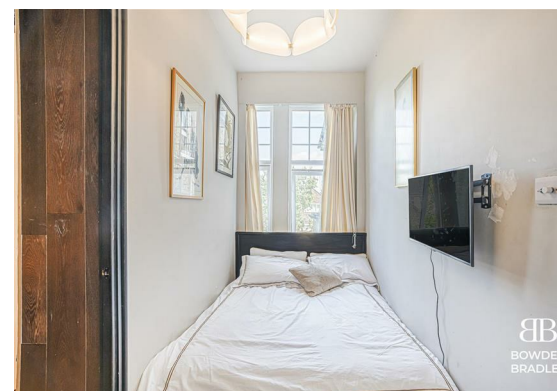
This character property is not just a flat; it is a wonderful opportunity to embrace a lifestyle in a desirable area. Whether you are looking to invest or find your next home, this flat on High Road is certainly worth considering.

Lease remaining: 100 years
Service charge: £1802.65 per year
Ground rent: £37.50 per year

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front





Hallway

Kitchen
6'5" x 12'11" (1.98 x 3.96)

Living Room
10'7" 12'11" (3.25 3.96)

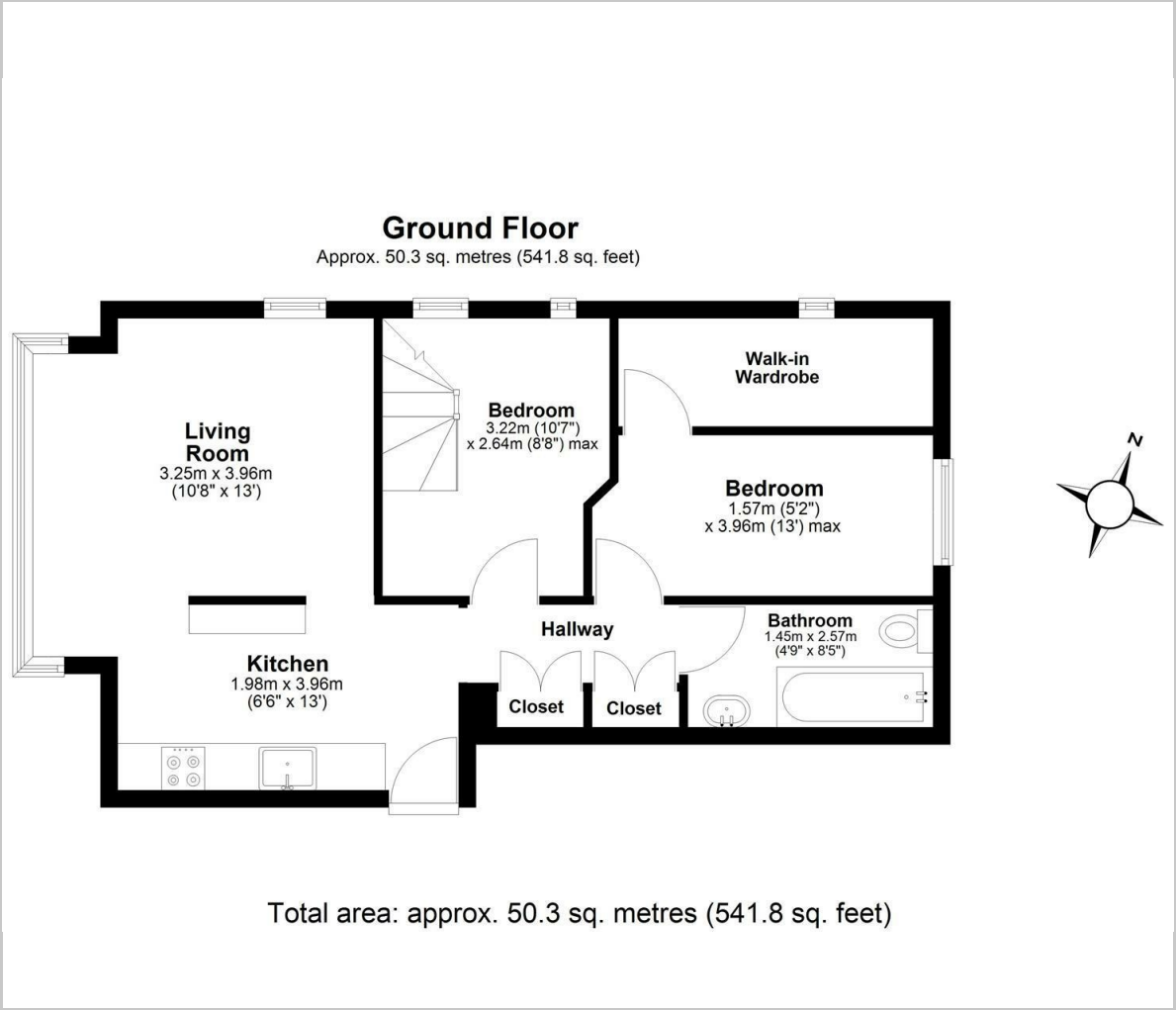
Bathroom
4'9" x 8'5" (1.45 x 2.57)

Bedroom
5'1" x 12'11" (1.57 x 3.96)

Bedroom
10'6" x 8'7" (3.22 x 2.64)



Floor Plan



Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

