





35 Churchill Lodge 50 Savill Row Woodford Green, IG8 0UE

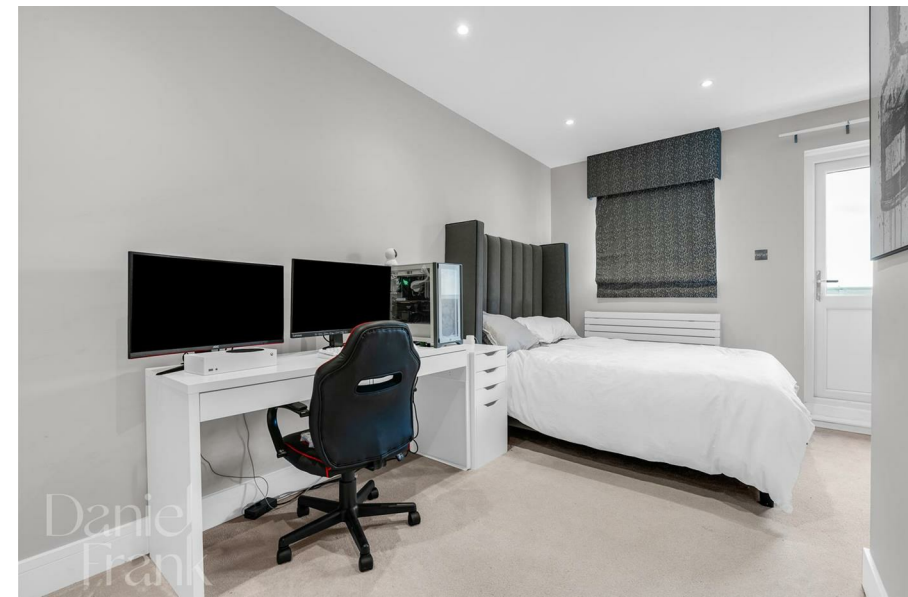
Nestled within the prestigious Churchill Lodge, this exceptional two-bedroom penthouse apartment offers luxury living in a sought-after gated development on the ever-popular Savill Row. Completed to an extremely high standard throughout, this stunning home boasts a wrap-around balcony with breathtaking panoramic views of Central London, creating a truly enviable setting.

Upon entering, a spacious hallway leads to a bright and airy open-plan living area, seamlessly combining a bespoke Urban Myth kitchen with high-end integrated appliances and a generous lounge space. The kitchen is designed to the highest specification and features a central island with a stylish breakfast bar, making it an ideal space for both casual dining and entertaining. Sliding doors open onto a private balcony, providing the perfect spot to unwind while enjoying the far-reaching views. Both double bedrooms are beautifully presented, with the master bedroom featuring a newly fitted en-suite bathroom, while the second bedroom benefits from its own en-suite shower room. The apartment also boasts exquisite Porcelanosa bathroom fixtures, ensuring luxury and sophistication in every detail. The property has been completely refurbished by the current owner, showcasing high-end fixtures and fittings throughout, exuding both elegance and warmth.

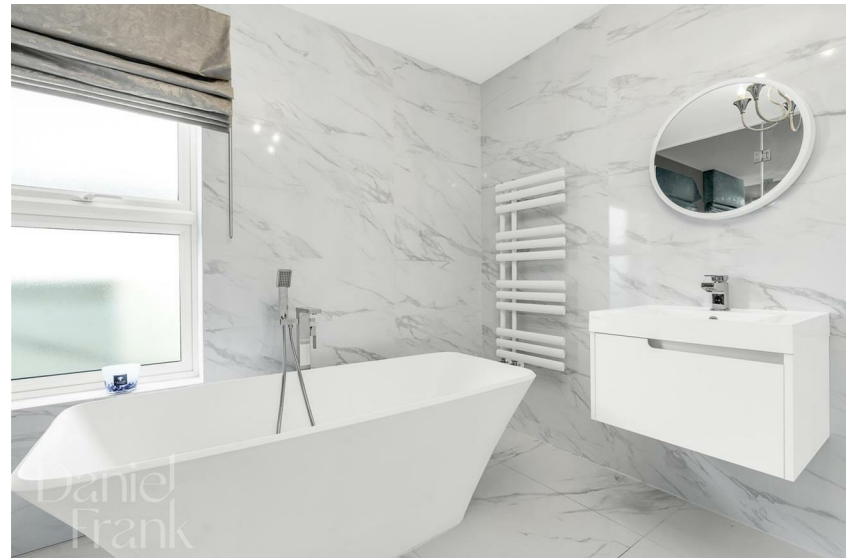
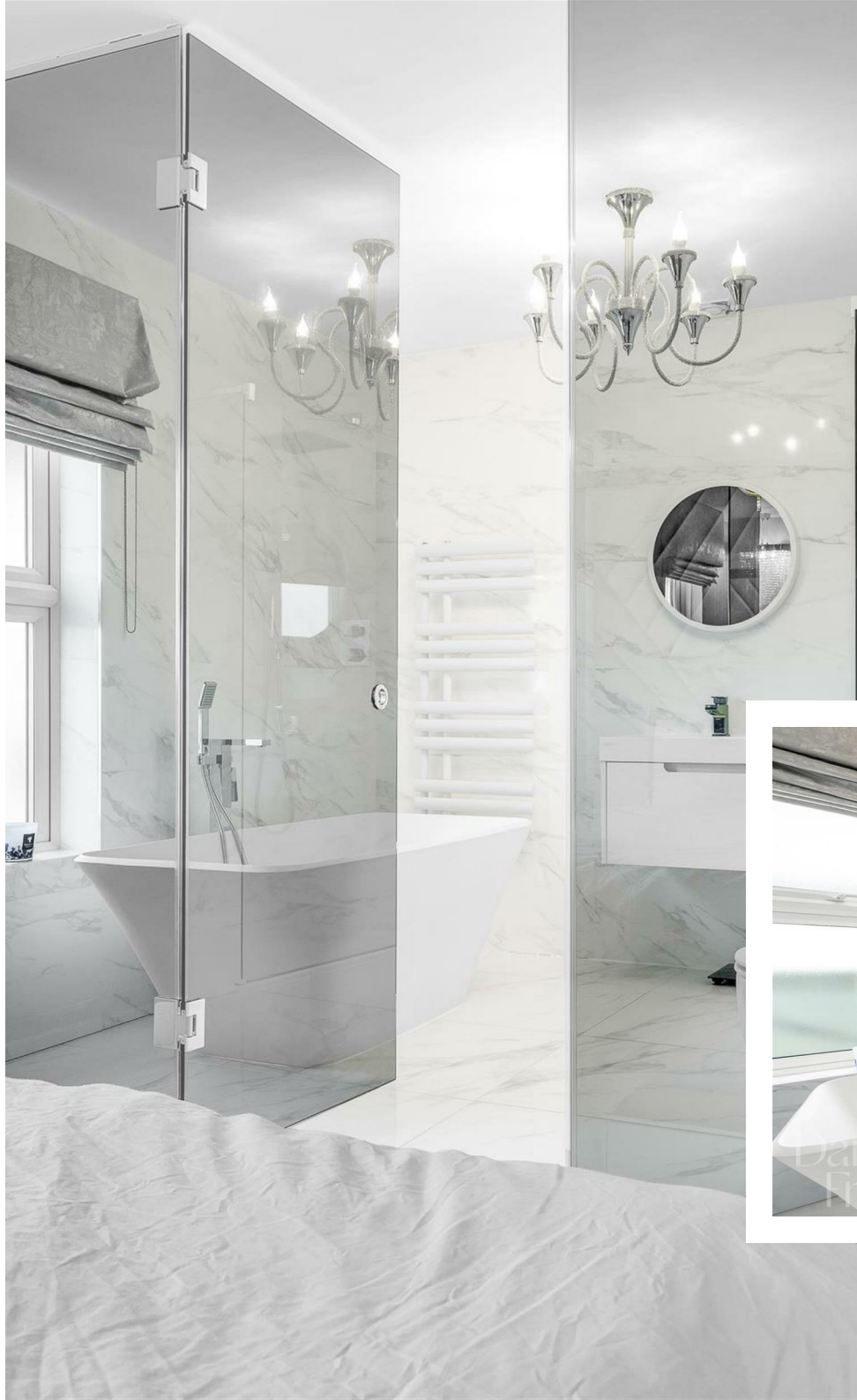
Positioned on the fourth floor with convenient lift access, this penthouse also includes an allocated secure parking space and a private garage. Additionally, there is plenty of visitor parking available. The beautifully landscaped communal gardens add to the appeal, offering a tranquil retreat within this exclusive development.

Tenure Leasehold - Share of Freehold
Council Redbridge





Your Next Chapter

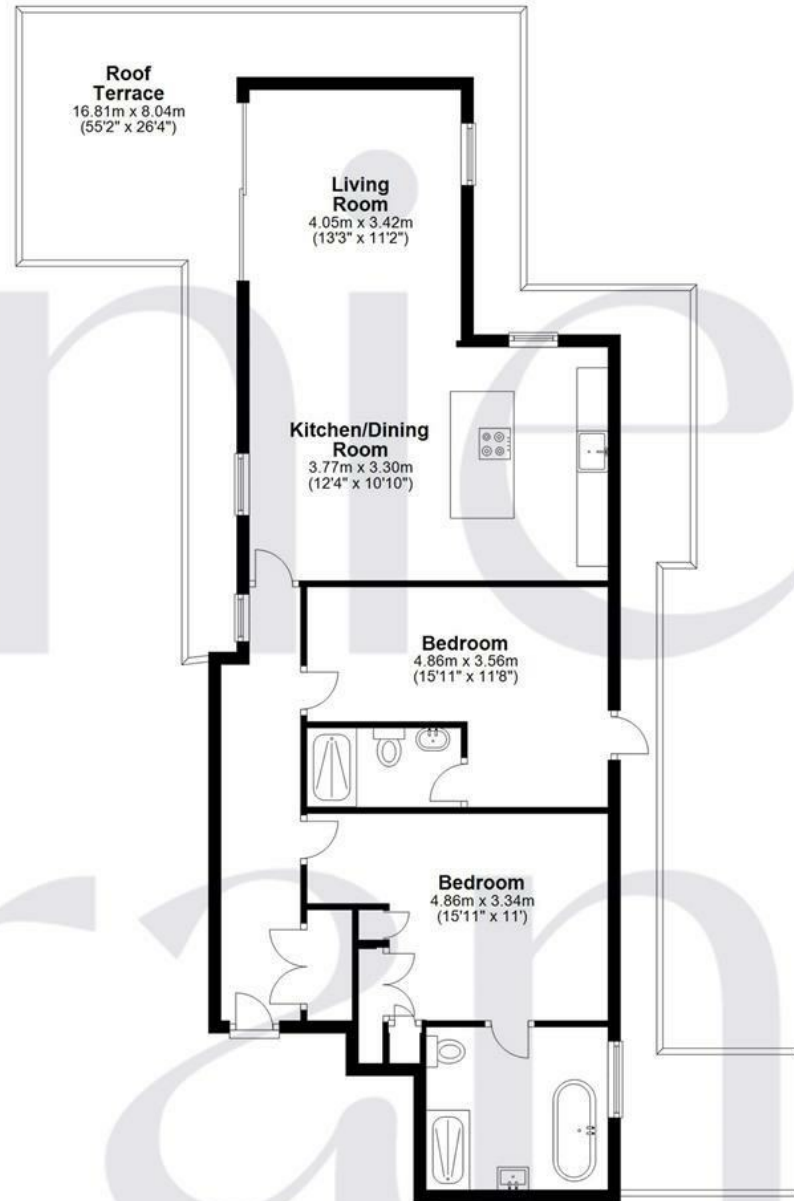


Your Next Chapter



Fourth Floor
Approx. 132.3 sq. metres (1423.6 sq. feet)

Outbuilding
Approx. 16.3 sq. metres (175.0 sq. feet)



Total area: approx. 148.5 sq. metres (1598.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Churchill Lodge is ideally located just 0.7 miles from Woodford Central Line Station. The area is well-served by an array of local amenities, with popular restaurants such as Bel Sit, Miller & Carter, Mezze, and Prezzo right on the doorstep. For those who enjoy outdoor pursuits, Woodford Cricket Green, Woodford Golf Course, and the expansive Epping Forest are all within easy reach.

With its unbeatable combination of space, style, and location, this penthouse offers an exceptional opportunity to enjoy a high-end lifestyle in one of Woodford's most desirable addresses.

Sizes:

Internal apartment - 952 sq ft.

Balcony - 471 sq ft.

Garage - 175 sq ft.

WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkham's Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

