

Daniel
Frank





12 Hill Top Court Love Lane Woodford Green, IG8 8BQ

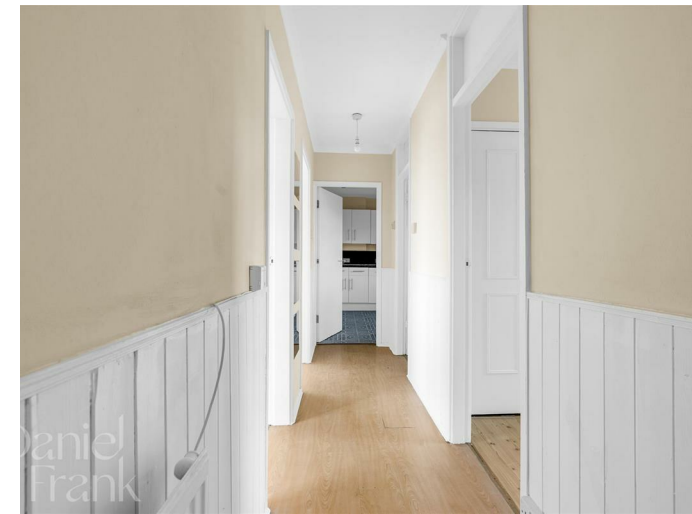
This well presented two-bedroom apartment is set on the second floor of a well-maintained purpose-built block. The property boasts a bright and spacious reception room, filled with natural light and offering far-reaching views across Woodford, with direct access to a private balcony.

The accommodation includes a generously sized master bedroom, a second double bedroom, a modern fitted kitchen with excellent storage, and a well-presented bathroom.

Further benefits include an external storage cupboard within the block, a private outdoor shed and access to communal gardens.

Perfectly positioned in a peaceful residential area, the apartment is within walking distance of well-regarded schools, including Roding Primary and West Hatch Secondary. Local amenities are just a short stroll away at Woodford Bridge Parade, offering a variety of shops, cafés, and restaurants. Excellent transport links are close at hand, with Chigwell Underground Station within walking distance and Woodford Central Line Station also easily accessible. Major roads such as the M11 and M25 are nearby, making commuting straightforward.

Tenure Leasehold
Council Redbridge

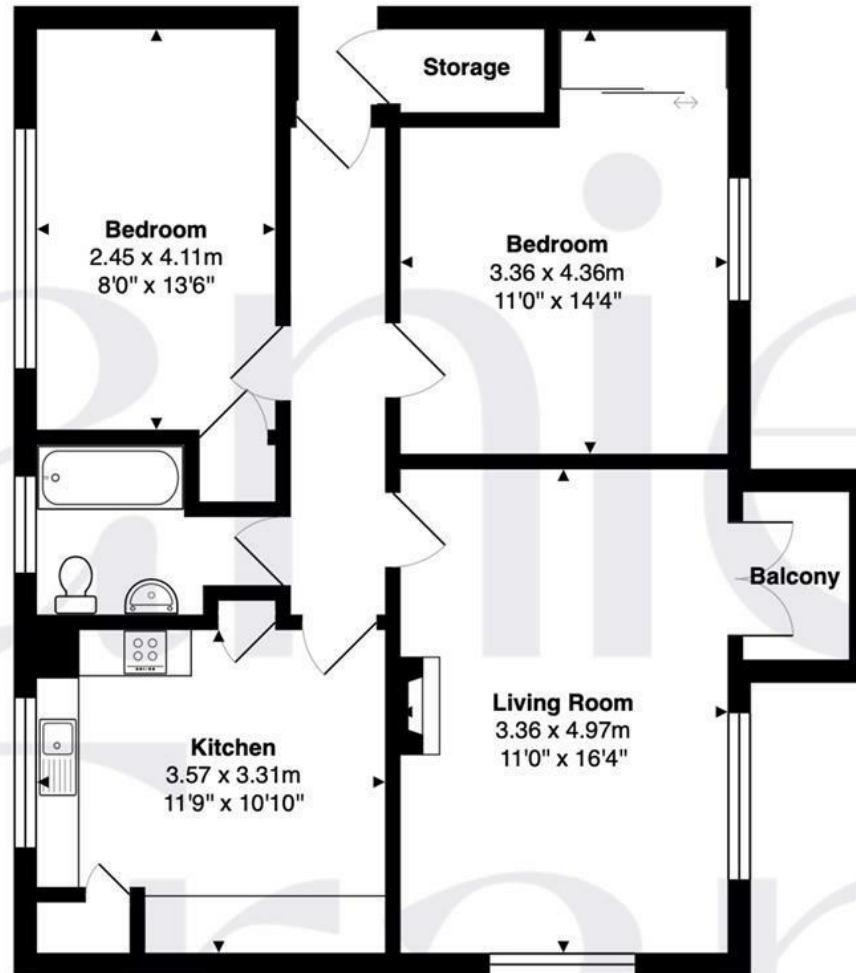




Your Next Chapter



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Third Floor

Total Area: 68.1 m² ... 733 ft²

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.

Property marketing provided by www.matthewkyle.co.uk



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	