



High Road, Woodford Green, IG8

BUTLER & STAG



*** GUIDE PRICE £550,000 to £575,000 ***
Outstanding, two double bedroom, two bathroom penthouse in a desirable Woodford location. Two sun terraces, long lease (117 years), secure parking. Chain Free.



Leasehold

- Two Double Bedrooms + Two Bathrooms
- Private Sun Terrace From Reception + Bedroom One + Bedroom Two
- Popular Woodford Location
- Fantastic Open Plane Living Space
- High Quality Fixtures & Fittings Throughout
- Chain Free

Welcome to this stunning penthouse flat located on High Road in the desirable area of Woodford Green. This modern property, built in 2013, boasts a spacious 1,141 sq ft of living space with a fantastic layout that includes a bright reception room, two double bedrooms, and two bathrooms (one en-suite).

One of the highlights of this penthouse is the large sun terraces both to the front and rear of the property, offering you the perfect spots to relax and enjoy the outdoors right at home. The bright open plan living area is beautifully designed and features high-quality appliances, making it a great space for entertaining guests or simply unwinding after a long day.

The two well-proportioned double bedrooms provide ample space for relaxation and privacy, ensuring that you have a comfortable retreat within this stylish penthouse. Additionally, the property comes with secure parking for one vehicle, adding convenience to your daily life.

Located in the sought-after Woodford area, this chain-free property is perfect for those looking for a modern and stylish home in a prime location. Don't miss out on the opportunity to make this penthouse your own and enjoy the best of Woodford living!

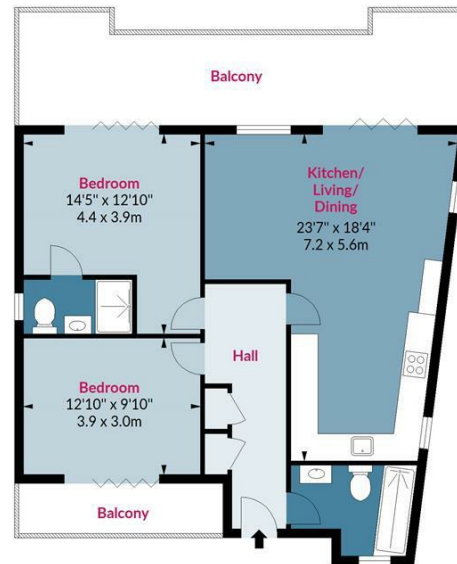




Lilac House, IG8

Approx. Gross Internal Area 798 Sq Ft - 74.13 Sq M
Approx. Gross Balcony Area 286 Sq Ft - 26.57 Sq M

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Second Floor

Floor Area 798 Sq Ft - 74.13 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 21/5/2024

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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