



**145 Whitehall Road, Woodford Green, IG8**

**BUTLER & STAG**





# A truly stunning two bedroom/two bathroom apartment in arguably one of West Essex's finest & most prestigious developments.



## Leasehold

- Immaculate Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Two Private Outside Spaces
- Stunning Communal Grounds
- Two Bedroom/Two Bathroom Apartment
- Underfloor Heating Throughout
- Onsite Pool/Sauna/Gym Facilities
- Excellent Transport Links

Offering a blend of luxury living alongside an abundance of personalised fittings throughout, the current occupier has left no stone unturned. Spanning an impressive 935 sq ft internally plus the benefit of a private patio area overlooking the communal gardens.

Internally, solid wood flooring runs through various rooms the apartment with underfloor heating to all areas. The heartbeat of the home is the impressive open plan lounge/kitchen/diner with bi-folding doors allowing free flowing access onto the patio. The kitchen hosts a range of high end Siemens appliances which includes integrated oven/microwave, hob, dishwasher & washing machine.

Both bedrooms are comprising doubles with the master offering a floorless en-suite walk-in shower room alongside a range of fitted wardrobes & private balcony. Bedroom two also hosts fitted wardrobes. A family bathroom completes the living space.

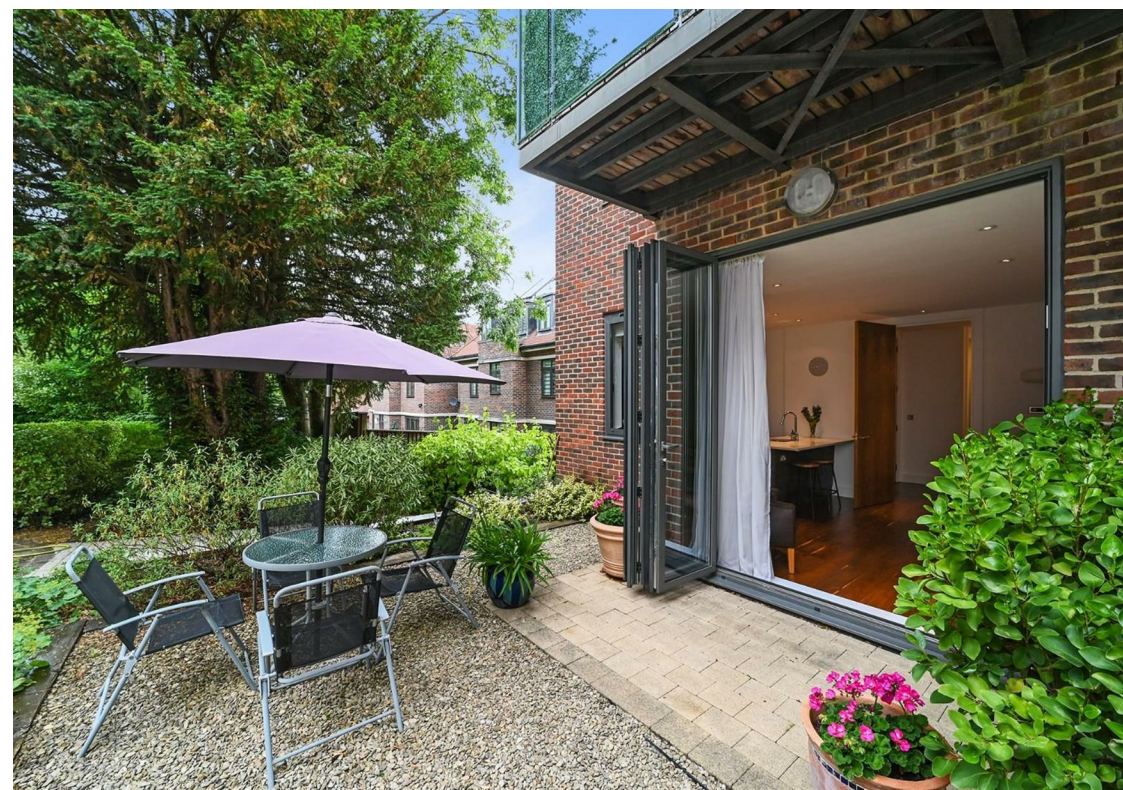
Amongst all of the wow factors this ground floor apartment holds, the communal areas are equally as impressive with a picturesque private garden with seating plus access to the buildings very own swimming pool/sauna & gym with shower/changing facilities in the lower ground level. There's also the luxury of having an allocated underground gated parking space. Woodford Golf club sits only a two minute walk away as does direct access into Epping Forest.

Council- Redbridge  
Tax Band- F

125 Years From September 2009  
Annul Service Charge - £4069.80  
Annul Ground Rent - £350











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**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.