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Woodford House, Woodford Road, South Woodford

Offers Over £495,000 Leasehold

- Second floor apartment of approximately 990 square feet
- In need of some updating
- Spacious reception with bay window
- Private balcony area off of kitchen
- Communal gardens
- Popular 1930's development 0.2 Miles from Snaresbrook Station
- Three double bedrooms
- En-suite and dressing room to the principal bedroom
- Garage en-bloc and communal parking
- No onward chain

Woodford House, Woodford Road, South Woodford

Ideally situated within proximity of both Snaresbrook Central Line Station and Wanstead High Street (0.2 miles) with the vibrant High Street offering its eclectic mix of shops, bars and restaurants.



Council Tax Band: D



Woodford House is an attractive 1930's built block conveniently positioned for commuters and those who enjoy the green spaces that sprawl across the area. Situated on the second floor and accessed by a secure entry phone system, this spacious apartment offers an impressive 990 square foot of living space allowing for a truly flexible layout.

Bedroom Two
10'10 x 10'6

Bedroom Three
12'6 x 9'10

The deep entrance hall gives an impressive first impression as well as providing a large and highly practical double storage cupboard. The kitchen is an impressively bright space with direct access to a balcony area overlooking the well-kept communal gardens and communal carpark, making it easy to bring shopping straight into the kitchen! The accommodation continues to offer three spacious double bedrooms, the principal of which enjoys the extremely rare benefit of an en-suite shower room and dressing area. A large reception of approximate 16 foot in width with a large bay window and family bathroom with a shower over the bath complete the accommodation. The property is offered with no onward chain, perfect for those looking for a quick move and the rare benefit of a garage en-bloc. Though in need of some internal modernisation, this apartment gives the new owner the opportunity to create a truly stunning long term home.

EPC Rating: C74

Council Tax Band: D

Lease Information: The property is comprised of two leases: one for a term of 125 years from 25 March 1978 (79 years left to run) and one for a term from 28 February 2006 expiring on 24 March 2193 (169 years left to run).

Garage Lease - 125 years from 25 March 1978 (78 years currently remain)

Service Charge: £1579.58 per annum (Reviewed annually)

Reception Room

16'1 x 13'9

Kitchen

11'10 x 10'2

Bedroom One

14'9 x 10'6