



Lechmere Avenue, Woodford Green

£420,000 Leasehold

- First floor apartment
- Private entrance door
- Formal sitting room
- 0.9 Miles to South Woodford Station
- Approximately 863 Square Feet
- Two double bedrooms
- Large dining room
- No onward chain

Petty Son & Prestwich are delighted to offer this fantastic two bedroom, ground floor apartment spanning close to 950 square feet, offering a private garden, parking, detached garage, huge kitchen/diner.

Upon entering, you'll immediately appreciate the impressive standard of accommodation. The rooms are thoughtfully arranged off a central landing, enhancing the spacious and airy feel throughout. The generous sitting/dining room features a striking half-bay window, filling the space with an abundance of natural light. The cast-iron fireplace adds a touch of character, creating a cosy and inviting atmosphere.

The kitchen boasts a range of sleek cabinetry and contrasting work surfaces, offering both style and functionality. Both spacious bedrooms provide garden views, with the principal bedroom offering ample room for furniture and storage. The fully tiled bathroom is fitted with a stylish white suite, completing the living areas.

The rear garden is a standout feature, offering a private outdoor retreat. Accessible via the property, the garden is large enough for a table and chairs, and offers potential for further enhancement, including the possibility of creating a home office, as seen in neighbouring properties.

This wonderful home is offered with the added benefit of being sold with no onward chain, making it the perfect opportunity for buyers seeking a seamless move.

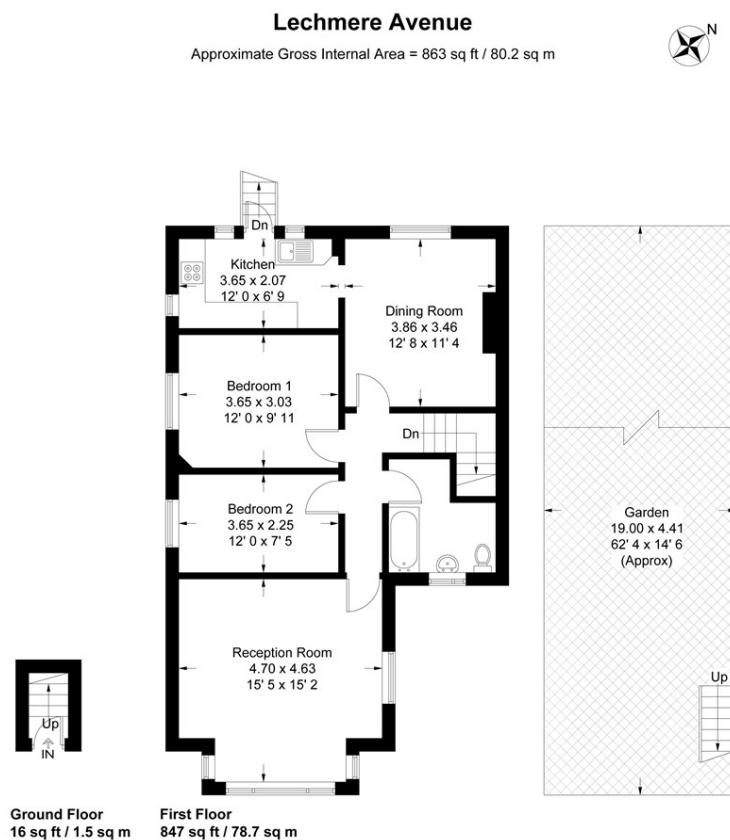
EPC Rating: D57

Council Tax Band: C

Lease Information: 99 years from 1st March 2007 (81 years currently remain)

Service Charge: N/A

Ground Rent: £100 per annum



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice