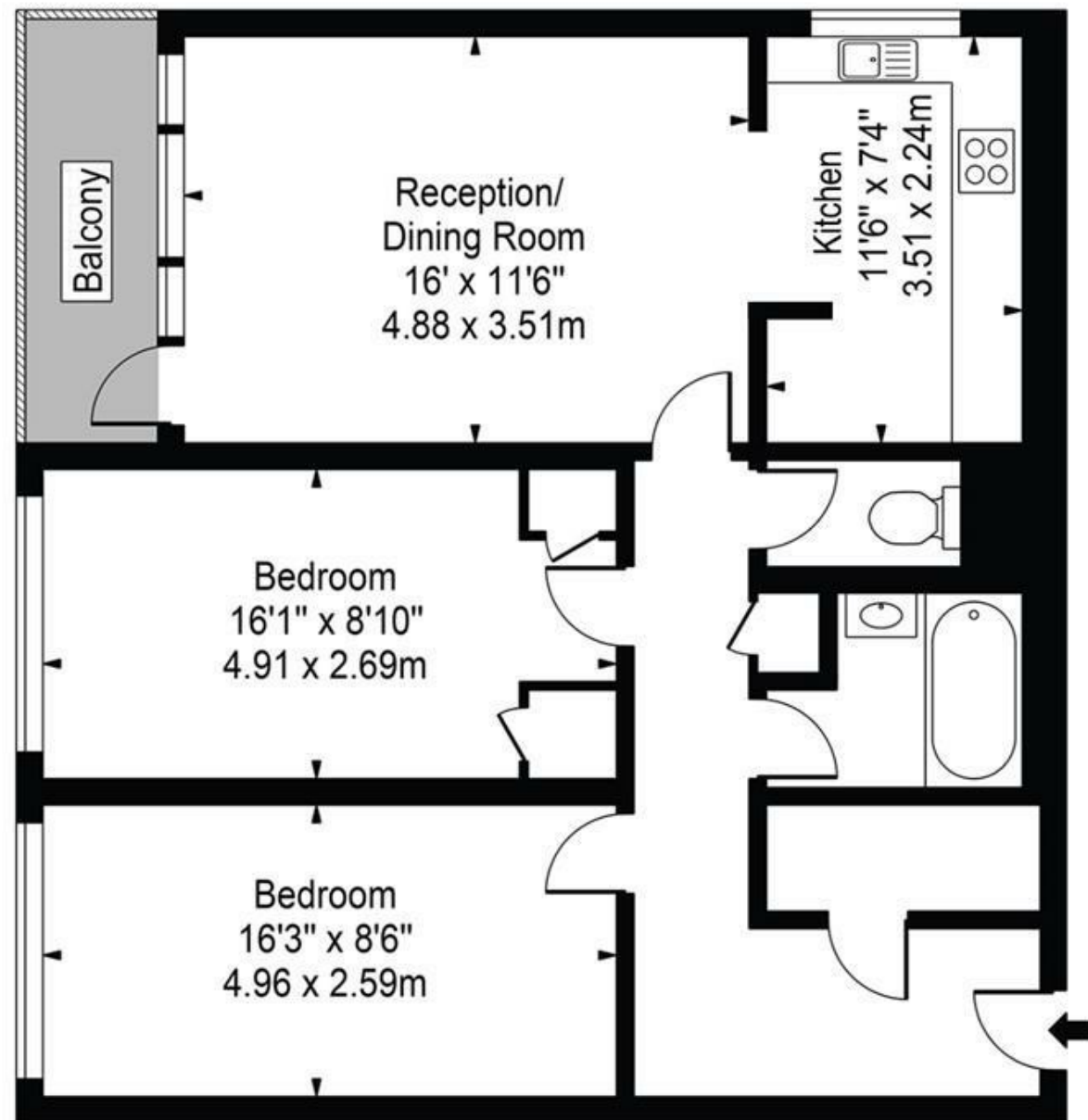


## Lambourne Court

Approx. Gross Internal Area 780 Sq Ft - 72.46 Sq M



### Tenth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Navestock Crescent, Woodford Green

£210,000 Leasehold

- Two bedrooms
- Spacious lounge/diner
- Chain free
- Cash buyers only
- Situated on the 10th floor
- Private balcony
- 0.6 miles to Woodford Central Line Station



# Navestock Crescent, Woodford Green

**\*CASH BUYERS ONLY\*** Petty Son & Prestwich are delighted to present this generously sized two-bedroom apartment, located on the 10th floor and spanning an impressive 780 square feet.

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Council Tax Band: A



Boasting a spacious lounge/diner with a private balcony, this property offers stunning views over the surrounding area. Positioned on Navestock Crescent, the apartment is just a 0.6-mile walk from Woodford Central Line Station, ensuring excellent transport links. Families will appreciate the proximity to several highly regarded schools, including Woodbridge High School (0.3 miles, rated 'Good' by Ofsted), Mallards Wood Daycare and Pre-School (0.2 miles), and Churchfields Junior School (1 mile, rated 'Outstanding' by Ofsted). This property is ideal for investors or those in need of both space and a prime location for commuting and schooling. Upon entering, you'll find two generously sized double bedrooms, a family bathroom with a separate WC, and ample storage throughout. The expansive lounge/diner is perfect for family gatherings and entertaining, while the private balcony offers a peaceful retreat with views over the open green space.

Offered chain-free, this apartment presents a fantastic opportunity for those looking to move quickly.

EPC Rating: C79  
Council Tax Band: A  
Lease Information: 125 years from 22nd October 1990 (90 years currently remain)  
Service Charge: Approx. £2250 per annum  
Ground Rent: £10 per annum  
Heating is billed directly from Redbridge Council

**Reception/Dining Room**  
16'0" x 11'6"

**Kitchen**  
11'6" x 7'4"

**Bedroom**  
16'1" x 8'9"

**Bedroom**  
16'3" x 8'5"