



Abberton, Prospect Road, Woodford Green, IG8

Guide Price £200,000

- Studio Apartment
- Private Balcony
- Double Glazed
- Close To Restaurants And Bars
- 2nd Floor
- Parking
- Gas Central Heating
- Separate Sleeping Area
- Close To Woodford Station
- Chain Free

Abberton, Prospect Road, Woodford Green, IG8

Studio apartment with separate sleeping area, private balcony and parking located just a few moments from Woodford Underground Station.



Council Tax Band: B



Guide Price £200,000 - £220,000

Offered for sale is this 2nd floor studio apartment set within a small and tidy ex-la building.

The property features a separate sleeping area, bathroom, living space with access to private balcony and kitchen.

The property has wood laminate flooring throughout, gas central heating, double glazed and has residents parking.

Located just a short walk from Woodford Underground Station.

Offered on a chain free basis.

Council Tax: Band B

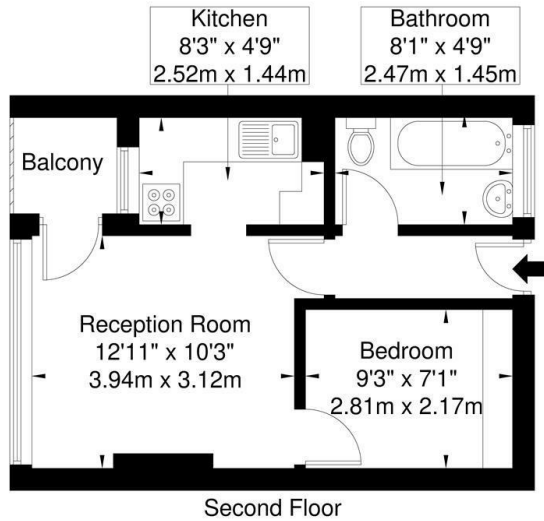
Service Charge: £338.30per annum

Ground Rent: £10 per annum

Leasehold: 94 years remaining

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Approx. Gross Internal Area = 28.5 sq m / 307 sq ft

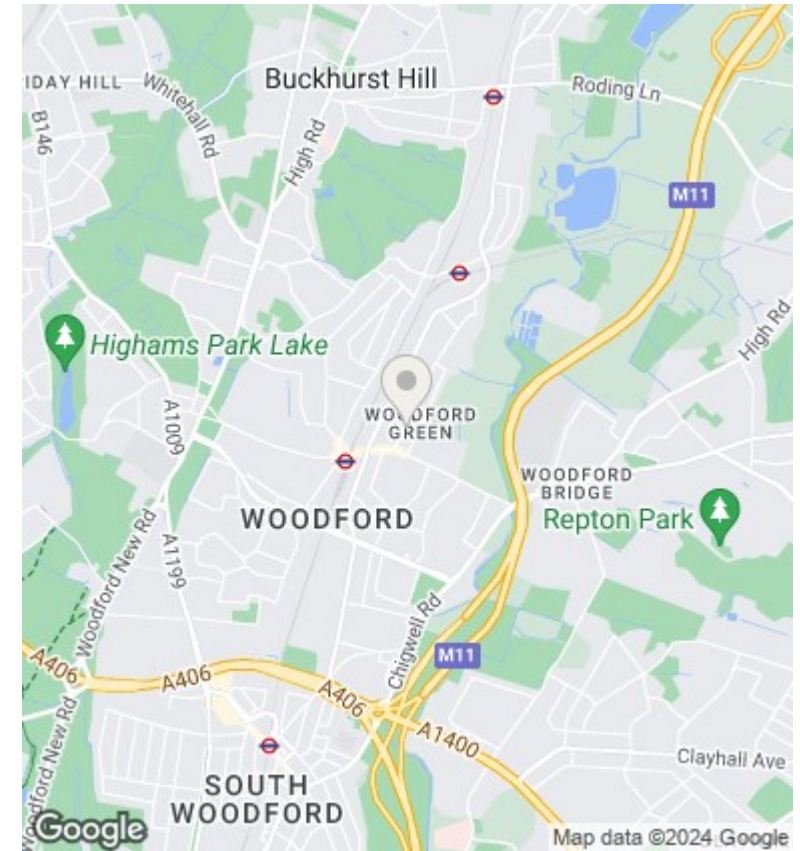


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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Directions

Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	55
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	