

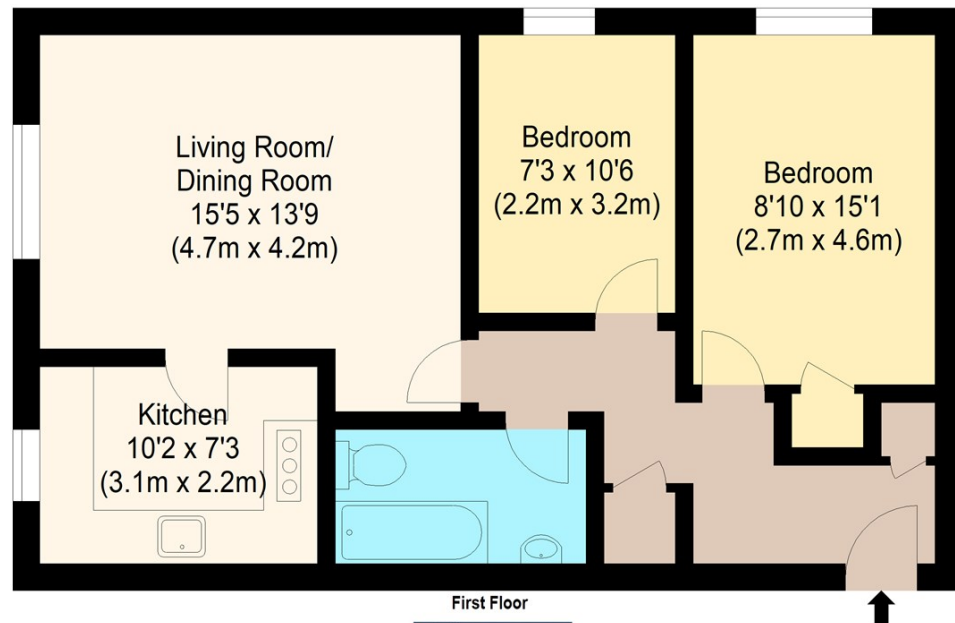
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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



william rose
Camellia Court, IG8

Approximate Gross Internal Floor Area : 58.99 sq m / 635 sq ft
Garage/ Shed : 00.0 sq m/ 00.0 sq ft

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 26/10/2023



7 Camellia Court, Bridle Path, Woodford Green, IG8 9NQ

Guide Price £300,000

- Two bedrooms
- Long lease
- Allocated parking
- Close to green space
- Quiet setting
- Purpose built
- 1st floor
- Chain free
- Walking distance to train station
- EPC: C



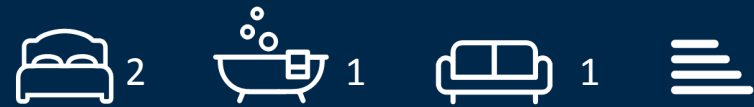
lpaplus.com

Bridle Path, Woodford Green IG8 9NQ

Perfect first time buy or investment. Located on the Woodford/Higham's Park borders is where you'll find the propose built two bedroom, 1st floor flat with long lease and allocated parking.

This first floor flat is well presented with carpets fitted throughout and a neutral colour scheme. The accommodation benefits from two good sized bedrooms, a bathroom and large reception room. The separate kitchen is off the living room and has a great amount of storage.

Tucked away in a desirable quiet location right next to Epping Forest and a short walk to Higham's Park Lake which is great for exploring. Locally you have Higham's Park Station that takes you through to Liverpool Street in under 25 minutes.



Council Tax Band: C

E.P.C Rating: C

Council Tax Band: C

Local Authority: Waltham Forest

Leasehold: 176 approx. years remaining

Service Charge: £1392.62 approx. per annum

Ground Rent: Peppercorn

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

