



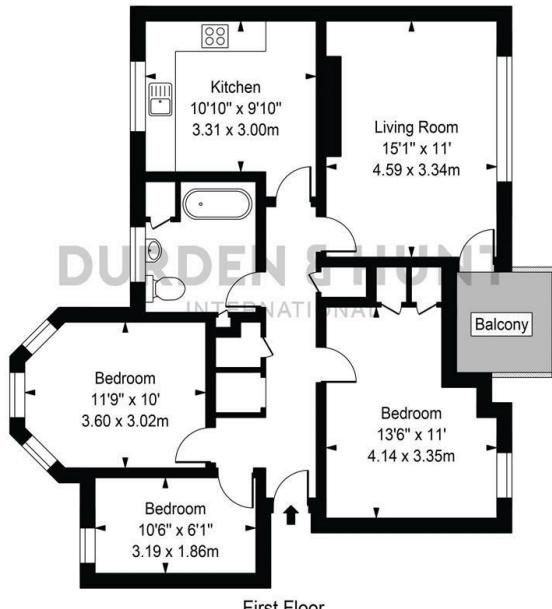
## Vicarage Road, Woodford Green IG8

Offers Over £400,000

- Excellent Transport Links
- Off Road Parking
- Contemporary Family Bathroom
- Desirable Location
- First Floor Apartment
- Good Sized Living Room
- Private Balcony
- Modern Kitchen
- Three Well Proportioned Bedrooms

## Woodbridge Court

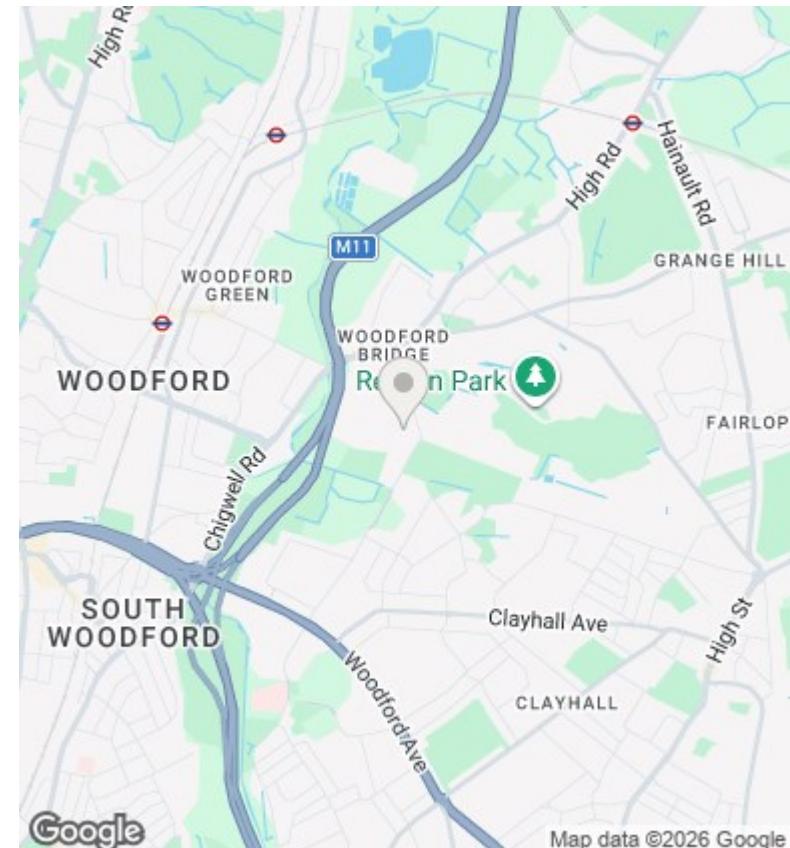
Approx. Gross Internal Area 823 Sq Ft - 76.48 Sq M



First 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.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

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