



OVER 60?

Secure this property
for up to **59% less!**

Guide Price
£400,000

Leasehold

3x  1x  1x 

**Payzes Gardens,
Chingford Lane,
Woodford Green, Essex,
IG8**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Beautiful split-level second floor flat
- Long lease over 180 years and peppercorn ground rent
- Balcony and communal garden
- Minutes away from the amenities on Woodford High Road
- Situated less than a mile to Woodford Central Line station

Accommodation

SECOND FLOOR

Entrance Hall

Lounge/Diner: 13'7 x 13'5 (4.14m x 4.09m)

Balcony

Kitchen: 11'7 x 7'7 (3.53m x 2.31m)

THIRD FLOOR

Landing

Bedroom 1: 13'7 x 8'8 (4.14m x 2.64m)

Bedroom 2: 13'9 x 7'11 (4.19m x 2.41m)

Bedroom 3: 10'6 x 8'2 (3.20m x 2.49m)

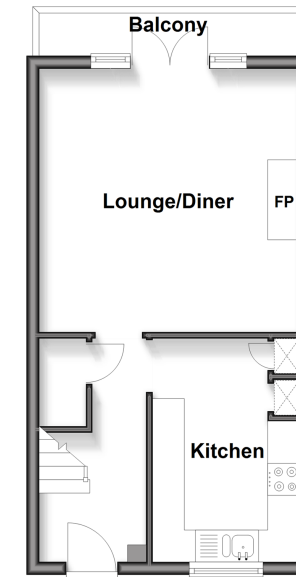
Bathroom

OUTSIDE

Communal Garden

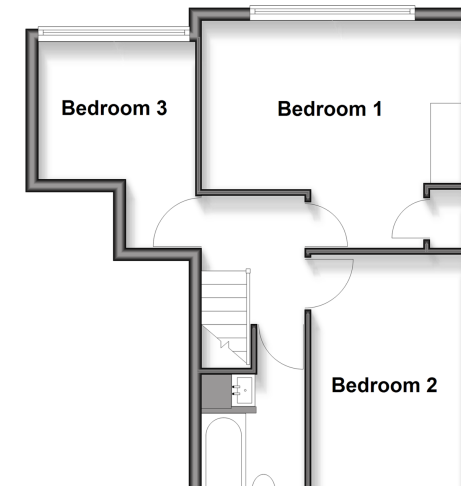
Second Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Third Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Call Woodford Green - 020 8505 6343 ■ douglasallen.co.uk

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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