




CAPLEN
estates



Brandesbury Square, Woodford Green, IG8 8RL

Guide Price £700,000

- Two Bedroom Luxury Apartment
- 24 Hour Concierge and Security
- Breath Taking Views and Sunrises, within Mature Parkland on 145 Acres Site
- One Resident Parking Space and Visitor Parking
- Lease Length 976 years remaining / Service Charge £5,500.00 / Ground Rent £220.00
- Gym, Spa and Swimming Pool Onsite
- Sash Windows and High Ceilings
- Two Bathrooms
- Close to all local Amenities

Brandesbury Square, Woodford Green, IG8 8RL

Guide Price £700,000 - £750,000

Nestled in the charming Brandesbury Square, Repton Park, Woodford Green, this exquisite apartment offers a perfect blend of modern luxury and historical elegance. Spanning an impressive 1,278 square feet, the property boasts two spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for both families and professionals seeking comfort and style.

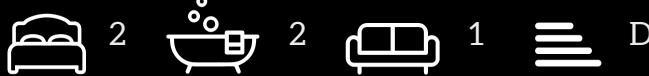
As you enter, you will be greeted by the grandeur of high ceilings and the classic charm of sash windows, which flood the living space with natural light. The reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

Residents of this remarkable listed building can not only take advantage of the well manicured, private outdoor space but also the exceptional amenities available onsite, including a state-of-the-art gym, a spa, and a refreshing swimming pool. These facilities offer a unique opportunity to maintain a healthy lifestyle without leaving the comfort of your home.

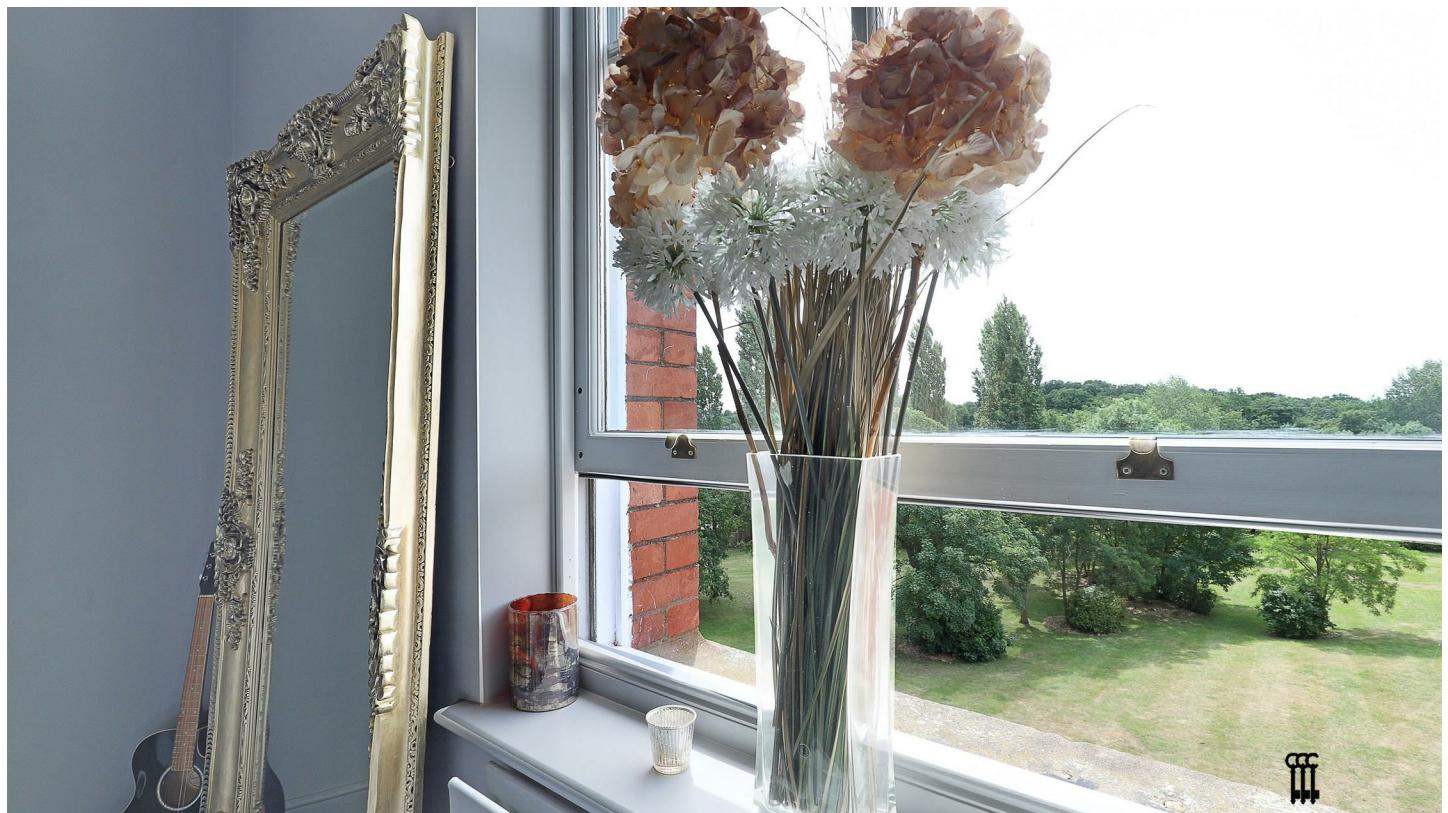
The location in Woodford Green is highly desirable, offering a peaceful suburban environment while still being conveniently close to local shops, restaurants, and excellent transport links. This apartment is not just a place to live; it is a lifestyle choice that combines luxury, convenience, and a sense of community.

In summary, this stunning apartment in Brandesbury Square is a rare find, offering spacious living, modern amenities, and a touch of historical charm. The dual aspect windows showcase the stunning views and beautiful sunrises first thing in the morning. It is an opportunity not to be missed for those looking to make a home in one of Woodford Green's most sought-after locations.

Lease Length 976 years remaining / Service Charge £5,500.00 / Ground Rent £220.00



Council Tax Band: F



Kitchen
2.93 x 2.90 (9'7" x 9'6")

Lounge/Dining
8.40 x 4.59 (27'6" x 15'0")

Bedroom One
5.83 x 4.94 (19'1" x 16'2")

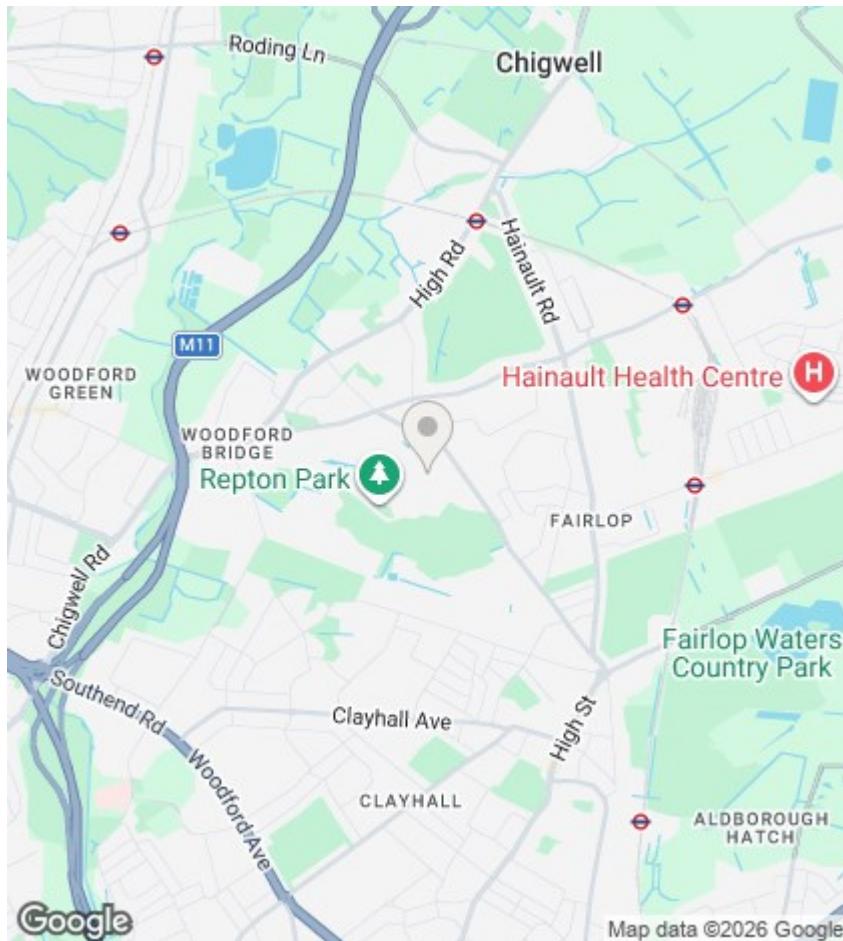
Shower Room
2.34 x 2.04 (7'8" x 6'8")

Bedroom Two
4.75 x 3.92 (15'7" x 12'10")

Main Bathroom
2.40 x 1.87 (7'10" x 6'1")

Entrance Hall

Hallway Storage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating

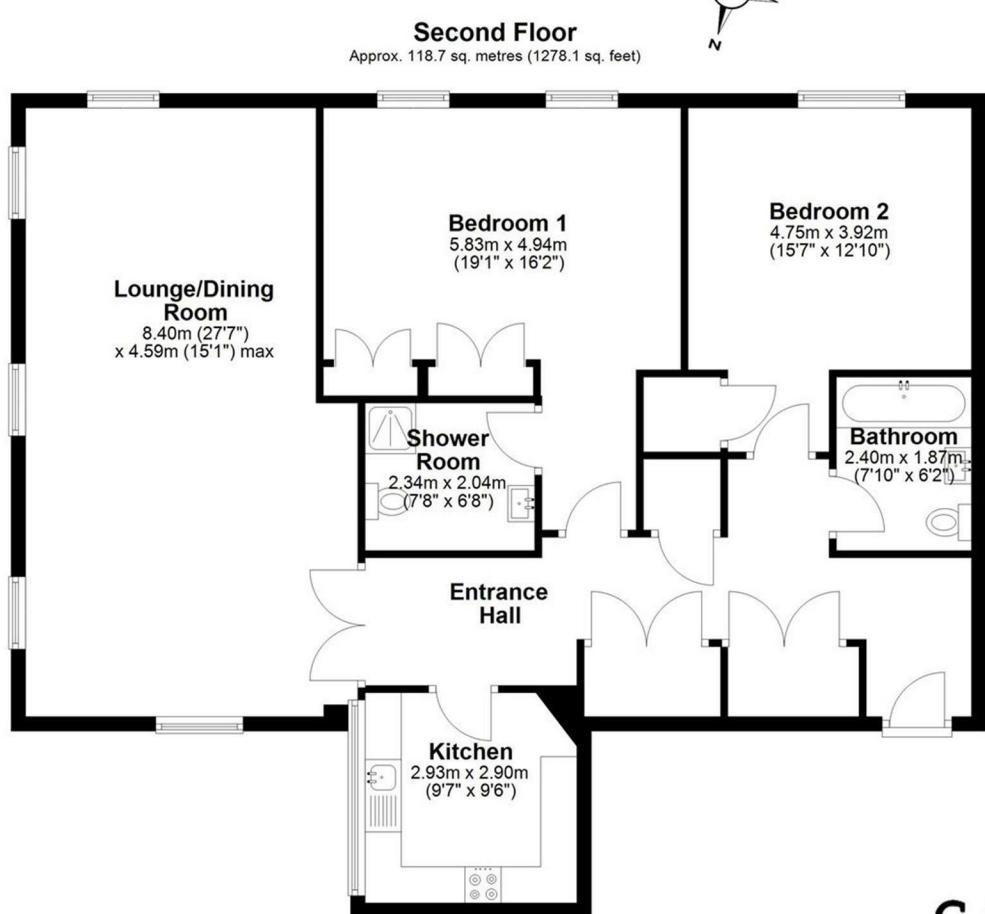
D

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Viewings

Viewings by appointment only.
Call 0203 937 7733 to make an appointment.



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