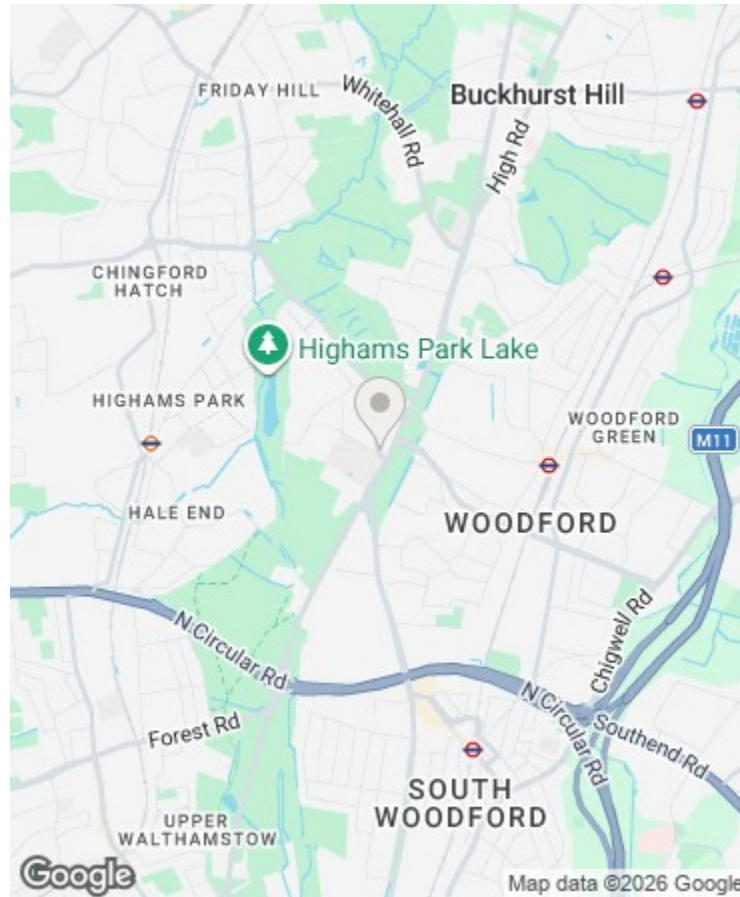




Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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		



Ground Floor

william rose

Churchill Lodge, IG8

Approximate Gross Internal Floor Area : 65.88 sq m / 709 sq ft
Terrace : 4.50sq m/ 48 sq ft



1 Churchill Lodge, Savill Row, Woodford Green, Essex, IG8 0UE

£1,950 PCM

- Two bedroom apartment
- Close to Woodford's shops and Central Line station
- Balcony off of lounge
- Short walk to forest
- EPC C
- Popular gated development
- En-suite shower room
- Gated underground parking space
- Close to popular schools
- Council Tax D



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.

lpaplus.com

Date: 13/11/2023

1 Churchill Lodge, Woodford Green IG8 0UE

This two bedroom two bathroom purpose built gated apartment is in a popular block that benefits from an underground parking space, balcony and being located in the heart of Woodford Green.



Council Tax Band: D



This tastefully designed ground-floor apartment offers bright and spacious accommodation throughout. Nestled in the highly desirable Churchill Lodge development at the end of Savill Row, this property provides exclusive access via private secure electric gates. Its prime location is close to open green spaces such as Woodford Cricket Green, Woodford Golf Course, and Epping Forest, while still being conveniently near the amenities of Woodford High Road.

As you enter, you're greeted by a welcoming entrance hall featuring two storage cupboards and a security entry-phone system. The apartment boasts a tiled bathroom with a modern suite and shower, and two well-proportioned bedrooms. The second bedroom is ideal for guests or a home office.

The living space is truly impressive, with a lounge that includes a dining area and a door leading to a charming balcony. The modern kitchen is fitted with high-quality appliances, ensuring a sleek and functional space for cooking and entertaining. The master bedroom features a full-length window that floods the room with natural light, and it also includes a stylish ensuite shower room with a shower cubicle.

Externally, the property offers an allocated underground parking space and access to well-maintained communal gardens, providing a serene outdoor environment.

This apartment perfectly balances modern living with a sense of tranquility, making it an exceptional choice for those seeking both comfort and convenience. Please contact us for more information or to arrange a viewing.