



**Churchill Lodge, 50 Savill Row, Woodford Green, Essex, IG8 0UE**

**£410,000 Leasehold**

Situated in the desirable area of Savill Row, Woodford Green, this purpose-built flat offers a perfect blend of comfort and convenience. The property features two bedrooms, modern bathroom, separate W.C, En-suite shower room to master bedroom and good size fitted kitchen. Built in the 80's, the property, offers a contemporary living space that is ready for you to move in without delay, as there is NO ONWARD CHAIN.

One of the many features of this gated development is both communal underground and above ground parking areas, providing peace of mind and convenience for those with vehicles. The location is particularly advantageous, with easy access to local shops, schools, and transport links, making it an ideal choice for both families and professionals alike.

In summary, this flat on Savill Row presents an excellent opportunity for those seeking a comfortable and well-located home in Woodford Green. With its generous living space, private parking, and convenient amenities, it is a property not to be missed.

Telephone or email us to arrange a viewing appointment. 020 8530 4646 sales@peterandrews.net

## Reception Hall

9'10" x 4'3" (3.02 x 1.30)

## W.C.

4'5" x 2'6" (1.36 x 0.77)

## Bathroom

6'4" x 4'9" (1.94 x 1.47)

## Hallway

14'11" x 3'4" (4.55 x 1.03)

## Living Room

17'1" x 10'10" (5.23 x 3.32)

## Living Room

15'4" x 10'11" (4.68 x 3.35)

## Kitchen

14'11" x 5'10" (4.55 x 1.78)

## Bedroom One

14'11" x 8'3" (4.56 x 2.54)

## En-Suite

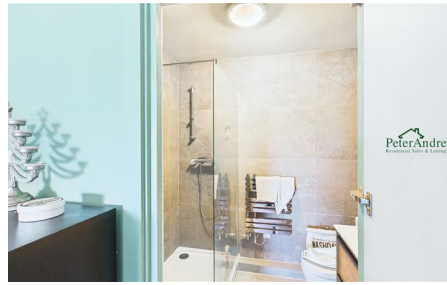
6'9" x 5'5" (2.08 x 1.66)


## Bedroom Two

10'1" x 6'10" (3.09 x 2.09)

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>79</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 