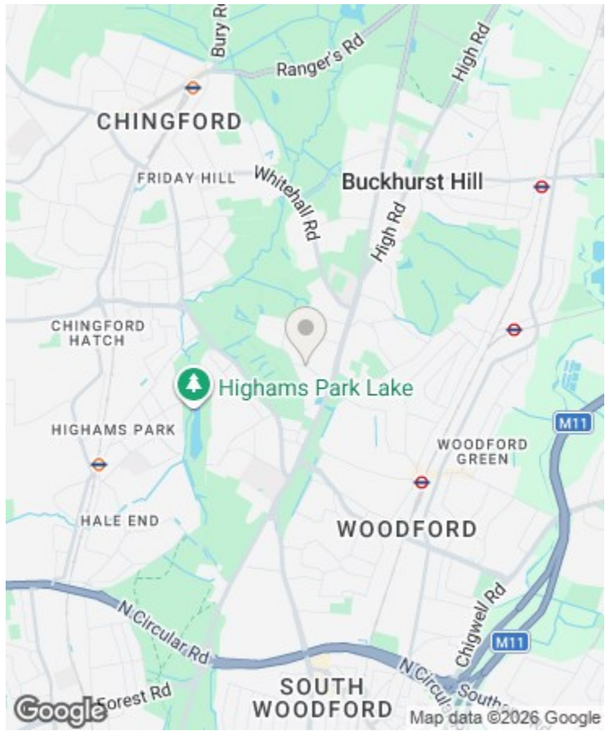
william rose



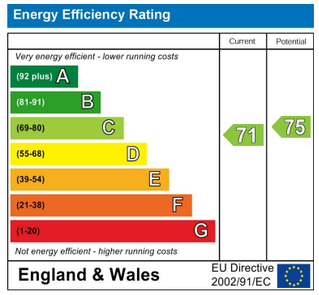
Directions

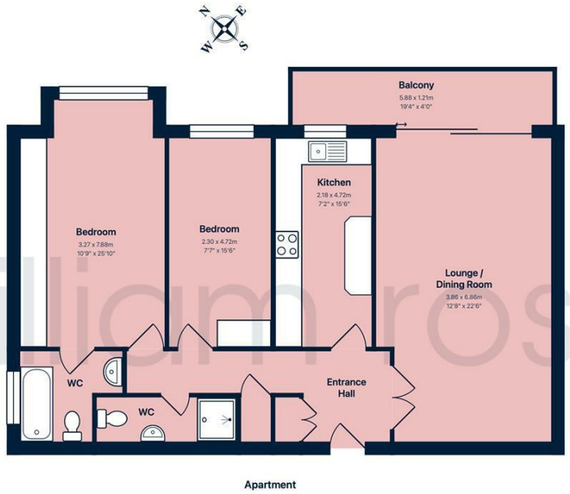
Viewings

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

EPC Rating

C





Apartment

Total Area: 91.2 m² ... 981 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property.
Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk









24, Tree Tops Sydney Road, Woodford Green, IG8 0SY

Offers Over £500,000

- Two-bedroom third-floor apartment
- Two bathrooms
- Private balcony with elevated views
- Lift access to all floors
- Highly sought-after Sunset Avenue
- Walking distance to amenities
- Spacious lounge/dining room
- Separate fitted kitchen
- Secure underground parking
- Chain free

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

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Tree Tops Sydney Road, Woodford Green IG8 0SY

Set within the highly sought-after Tree Tops development, just off the ever-popular Sunset Avenue, this spacious two-bedroom, two-bathroom third-floor apartment offers generous accommodation in a superb Woodford Green location. The property enjoys an impressive lounge/dining room opening onto a private balcony, two well-proportioned bedrooms, two bathrooms and a separate fitted kitchen. Further benefits include lift access, secure underground parking, a share of the freehold and the significant advantage of being offered chain free.

2 | 2 | 1 | C | Council Tax Band: E







The apartment is approached via a well-maintained communal entrance, with lift access providing convenient access to the third floor. Once inside, a generous entrance hall creates an excellent sense of space and provides access to the principal rooms, together with useful built-in storage. The standout feature is the superb lounge/dining room, offering plenty of space for both comfortable seating and a dedicated dining area. Large glazed doors flood the room with natural light and open directly onto the property's private balcony, providing an attractive outdoor space with elevated views across the surrounding greenery. Positioned separately from the main reception room is the fitted kitchen, offering an extensive range of wall and base units, plentiful worktop space and integrated appliances, with a window providing further natural light and pleasant leafy views. There are two well-proportioned bedrooms, with the principal bedroom particularly generous and benefiting from extensive fitted wardrobes together with its own en-suite bathroom. The second bedroom provides excellent flexibility as a double bedroom, guest room or home office. A separate family bathroom completes the internal accommodation. Externally, residents benefit from secure underground parking, while lift access makes the apartment particularly convenient. With its generous proportions, private balcony and sought-after position within Tree Tops, this is an excellent opportunity for buyers looking for spacious lateral living in Woodford Green.

Tree Tops occupies a desirable position just off Sunset Avenue, one of Woodford Green's most established and popular residential locations. The development combines a peaceful, leafy setting with excellent access to the area's everyday amenities and open spaces. The beautiful expanses of Epping Forest are within easy reach, offering miles of woodland walks, cycling routes and outdoor recreation, while Woodford Golf Club is also conveniently located nearby. Woodford Green High Road provides a good selection of independent shops, cafés, restaurants and everyday amenities, with further shopping and leisure facilities available throughout the surrounding area. For commuters, the property is well placed for access to local transport connections and the wider road network, making journeys into London and across Essex straightforward. Offered chain free and with the additional benefit of a share of freehold, this spacious third-floor apartment represents an excellent opportunity to secure a home within one of Woodford Green's most sought-after developments.

Property Information / Disclaimer

LEASEHOLD
Share of Freehold
Lease Length: 990 years remaining
Service Charge: £250 per month (£3,000 per annum)
Ground Rent: £0 per annum

EPC Rating: C
Council Tax Band: E (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.