



A well-presented two double-bedroom first floor apartment is ideally positioned close to shops, restaurants and a range of local amenities.

The property is within walking distance of Woodford Central line tube station, making it perfect for commuters and also close to both desirable primary and secondary schools.

**Westfield Park Drive, Woodford Green**

**JOHN THOMA**  
BESPOKE ESTATE AGENCY



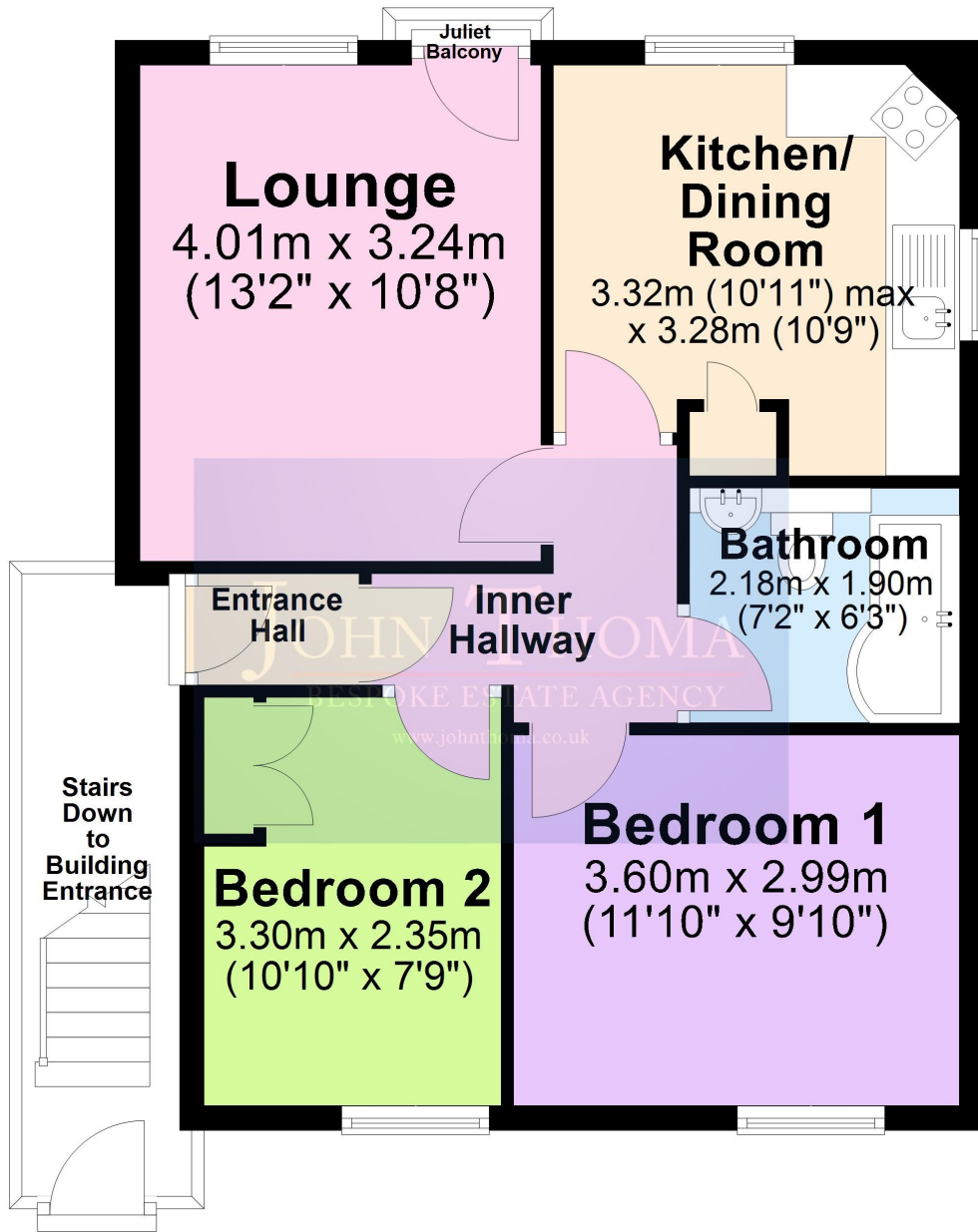
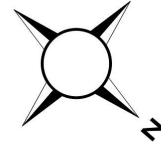
- ◆ A chain free two double-bedroom apartment close to shops restaurants and many local amenities
- ◆ This apartment is well located and within walking distance to Woodford Central Line tube station
- ◆ Off street parking for one vehicle with on street parking also available
- ◆ The kitchen dining room is bright with two windows and includes an integrated oven and hob

- ◆ Bedroom one is a generous double bedroom measuring 11'10" x 9'10" in size overlooking the front aspect
- ◆ Bedroom two is another spacious room measuring 10'10" x 7'9" containing a fitted wardrobe
- ◆ The family bathroom includes a bath with wall mounted shower, vanity unit, sink, towel rail and w/c
- ◆ A spacious lounge with a Juliette balcony and a window to the rear measures 13'2" x 10'8" in size

Agent Note: The information provided about this property does not constitute an offer or contract, nor may 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

# Floor Plan

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 53.3 sq. metres (573.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C (Redbridge)

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