



Two-bedroom ground floor maisonette

6 Montalt House

95 Montalt Road, Woodford Green IG8 9TD

Offers in excess of

£300,000

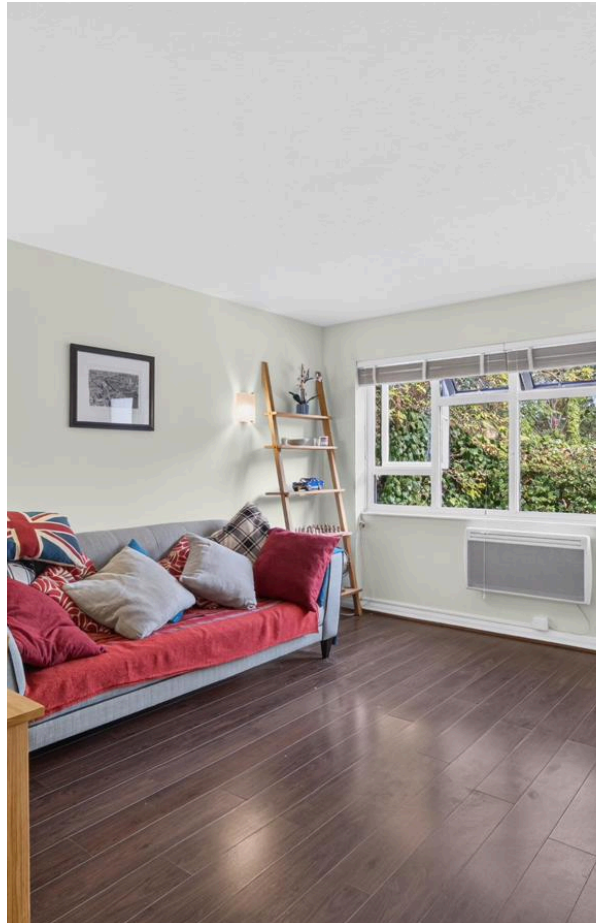
A corner maisonette with its own front door and a balcony over the grounds

6 Montalt House is a two-bedroom ground floor maisonette in a corner position within a well-kept, low-rise development on Montalt Road. It has its own front door from the garden path, and a private balcony off the reception room looking across the communal lawns.

The rooms are arranged off a central hall: a reception room opening onto the balcony, a separate kitchen, a double bedroom with fitted wardrobes, a second bedroom currently set up as a home office, and a bathroom. In total it measures approximately 54.4 sq m (586 sq ft).

The development is run by a residents' association and is exclusively for owner-occupiers. The flat comes with a share of the freehold, a 955-year lease and no ground rent. The service charge is £2,200 a year and includes building insurance, water rates and contributions to the reserve fund.

It's offered chain free, and would suit a first-time buyer, a couple, or someone moving from a house who wants green space nearby without a garden to keep. Highams Park and its lake are 0.3 miles away, and the building faces Woodford Golf Course.



Price	Tenure	Lease	Ground rent
Offers in excess of £300,000	Share of freehold	955 years	Nil
Service charge	Council tax	EPC rating	Chain
£2,200 per year	Band C	D	Chain free
Bedrooms	Bathrooms	Receptions	Floor area
2	1	1	54.4 sq m / 586 sq ft

Living space



Reception room

4.31m × 3.66m / 14'2" × 12'0"

A wide window and a glazed door run along one wall, bringing in daylight and opening onto the balcony. Wood-effect flooring and wall lights, with space for a sofa and a small dining table.



Kitchen

2.99m × 2.54m / 9'10" × 8'4"

An L-shaped run of white units with a dark worktop, built-in oven, hob and extractor. There's space for a washing machine, dishwasher and tall fridge freezer, recessed shelving, and a window over the sink looking out to greenery. Tiled walls and floor.



Balcony

2.11m × 1.18m / 6'11" × 3'10"

A private balcony reached from the reception room, with a railed side looking across the communal lawn and hedging. Room for a chair or two.

Bedrooms, bathroom and hall



Bedroom one

4.31m × 2.87m / 14'2" × 9'5"

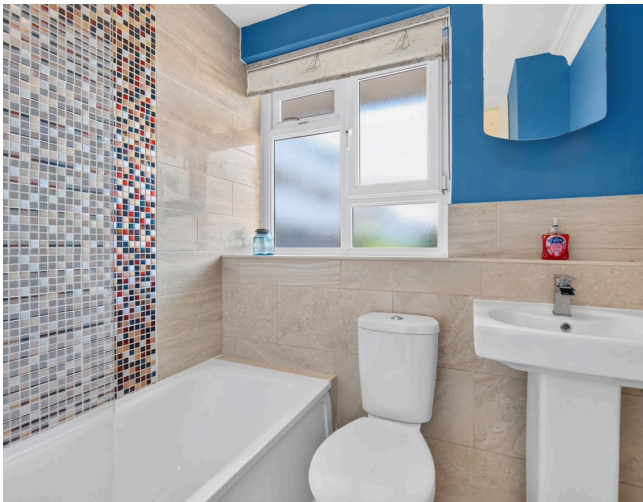
A double bedroom with fitted mirrored wardrobes, carpet, wall lights and a window onto the grounds.



Bedroom two

3.17m × 2.10m / 10'5" × 6'11"

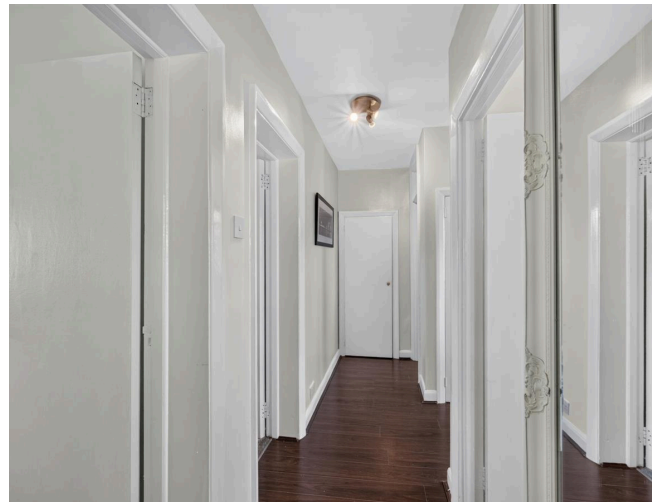
A single bedroom, currently used as a home office. Wood-effect flooring, a built-in cupboard and a window to the side of the building.



Bathroom

1.90m × 1.77m / 6'3" × 5'10"

Bath with a glass screen, WC and pedestal basin. Part-tiled with a mosaic panel, and a frosted window for natural light and ventilation.

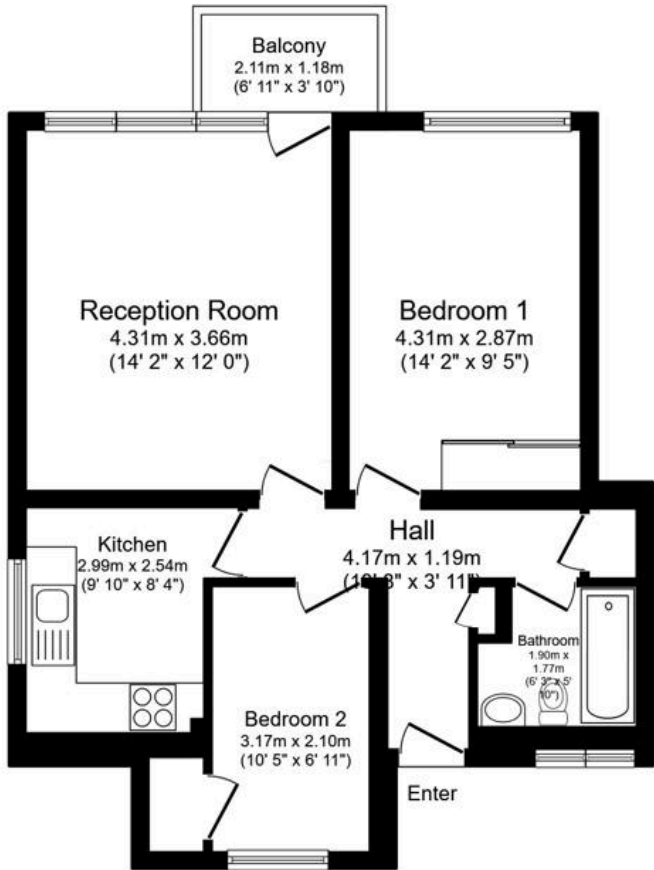


Entrance hall

4.17m × 1.19m / 13'8" × 3'11"

Entered through the front door from the garden path. Wood-effect flooring, two built-in storage cupboards, and doors to every room.

Floor plan



Ground Floor

Approximate total floor area

54.4 sq m / 586 sq ft

Reception room	4.31m × 3.66m	Bedroom one	4.31m × 2.87m
Kitchen	2.99m × 2.54m	Bedroom two	3.17m × 2.10m
Entrance hall	4.17m × 1.19m	Bathroom	1.90m × 1.77m
Balcony	2.11m × 1.18m		

The floor plan is for illustration only and is not to scale. Measurements, floor areas, openings and orientation are approximate and should not be relied on. Buyers should satisfy themselves by inspection.

The building and grounds

Montalt House is a three-storey brick building arranged around a lawned courtyard, with planted beds and established hedging between the building and the road. Flat 6 is on the ground floor at the corner, with its own front door opening from the garden path.

The development is run by its residents' association and is restricted to owner-occupiers, so every flat is lived in by the person who owns it. The flat is sold with a share of the freehold.

Management

Residents' association

Occupancy

Owner-occupiers only

Service charge

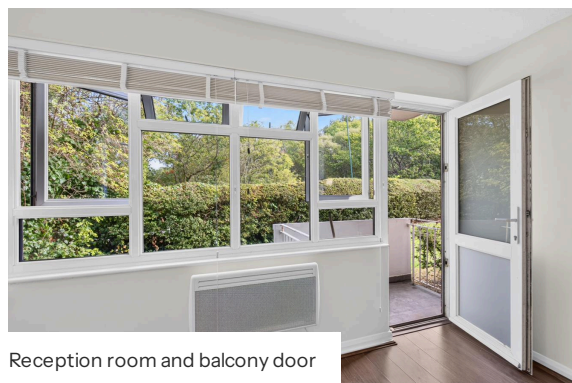
£2,200 per year

Service charge includes

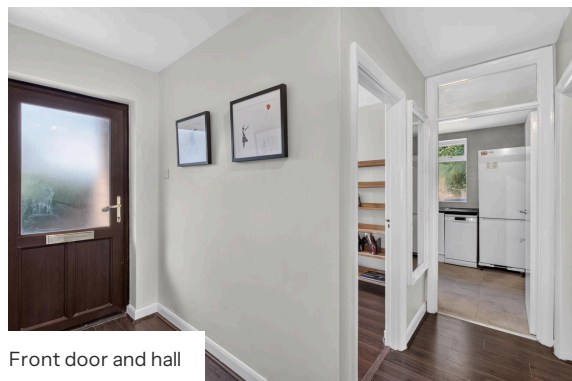
Building insurance, water rates and reserve fund contributions



View from the balcony



Reception room and balcony door



Front door and hall

Woodford Green and Highams Park

Montalt Road is a residential road on the Woodford Green side of Highams Park, in the London Borough of Waltham Forest. The building faces Woodford Golf Course, and Highams Park itself, with its lake and woodland paths, is about a five-minute walk away. Epping Forest is close by for longer walks.

For day-to-day shopping there's a Tesco superstore in Highams Park, with independent cafés and shops around the station. Waitrose and M&S are in South Woodford, and Woodford Green has its own pubs and high street.

Both stations are a little over a mile away. Highams Park is on the Weaver line into Liverpool Street, with a change at Walthamstow Central for the Victoria line. Woodford is on the Central line, running direct to Stratford, the City and the West End. The A406 North Circular is close, giving road access to the M11.

Schools nearby include Woodford Green Primary, Woodford County High School for Girls (a selective state school), Trinity Catholic High School and the independent Bancroft's School. Catchment areas change, so it's worth checking with the local authority.

Getting around

Station	Distance	Line	Zone	To Liverpool Street
Highams Park	11 miles	Weaver line (London Overground)	4	About 22 minutes
Woodford	12 miles	Central line	4	About 20 minutes

Journey times are typical figures and vary by service.

Close by

Place	Distance
Woodford Golf Course	Opposite the building
Highams Park and lake	0.3 miles, about a five-minute walk
Highams Park station, shops and cafés	11 miles
Woodford station	12 miles

Arrange a viewing

If 6 Montalt House sounds like it could suit you, we'd be glad to show you around at a time that works for you. We're also happy to answer questions about the flat, the building or the area before you visit.

Telephone

Website

0207 183 1060

calibreacquire.co.uk

Property

6 Montalt House, 95 Montalt Road, Woodford Green IG8 9TD
