

## Directions

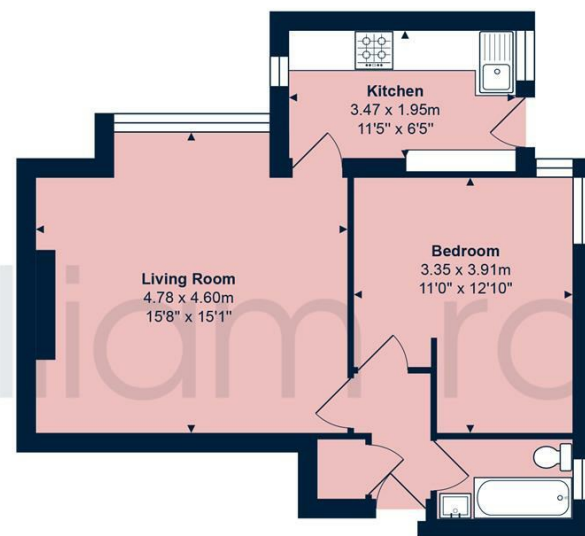
## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: approx. 46.4 m<sup>2</sup> ... 500 ft<sup>2</sup>

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.

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3, Sapling Lodge Montalt Road, Woodford Green, IG8 9SW

Price Guide £300,000

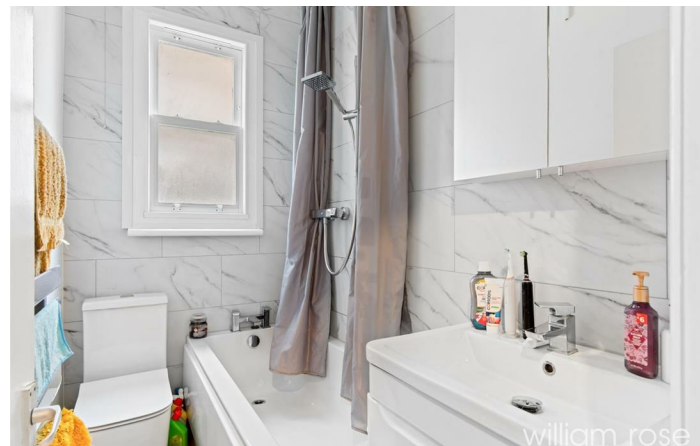
- One-bedroom ground floor maisonette
- Access to a shared rear garden
- Well-proportioned double bedroom
- Positioned in a residential setting
- Close to local shops, restaurants and amenities
- Private patio area off the reception room
- Modern bathroom
- Spacious living room with direct access to private patio
- Situated on sought-after Montalt Road
- Close to Woodford Station (Central Line)

# Sapling Lodge Montalt Road, Woodford Green IG8 9SW

Situated on the ever-popular Montalt Road in Woodford Green, this well-presented one-bedroom maisonette offers a fantastic opportunity for first-time buyers, downsizers, or investors.



Council Tax Band: B



The property comprises a spacious and bright living room, providing ample space for both relaxing and dining, with direct access onto a private patio area —perfect for enjoying outdoor space in a peaceful setting. The separate kitchen is well-proportioned and functional, while the double bedroom offers comfortable accommodation with plenty of natural light. A modern bathroom completes the internal layout.

Externally, the property benefits from a shared rear garden, ideal for those looking for additional outdoor space beyond the private patio.

This maisonette combines practicality with charm, offering a well-balanced layout and a homely feel throughout.

Montalt Road is ideally located within the heart of Woodford Green, offering a perfect balance of suburban living with excellent transport links. Woodford Central Line station provides direct access into the City and West End, making it ideal for commuters.

The area is well-served by a range of local amenities, including shops, cafes, and restaurants, as well as green open spaces such as Epping Forest. Woodford Green is also known for its highly regarded schools, making it a desirable location for a wide range of buyers.

## Property Information / Disclaimer

LEASEHOLD

Lease Length: 111 years remaining

Service Charge: £1,894 a year (including building insurance of approx. £450)

Ground Rent: £10 a year

EPC Rating: D

Council Tax Band: B

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.