



Kitchen
7'11" x 5'10"

Reception
14'5" x 11'0"

Bedroom
12'4" x 9'10"

Bathroom
6'8" x 6'8"

Second Floor

Total Area: 41.4 m² ... 446 ft²

All measurements are approximate and for display purposes only



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



HORN LANE, WOODFORD

Offers In Excess Of £220,000 Share of Freehold
1 Bed Apartment



Features:

- Chain Free Sale
- One Bedroom Apartment
- Second Floor
- Car Parking
- Communal Gardens
- Low Service Charges
- New Carpets & Redecoration
- Short Walk To Woodford Station

A chain free one bedroom apartment set on the second floor of Cumberland Court, with Woodford station just a short walk away and the calm greenery of Woodford Green close by. With car parking, communal gardens, low service charges and a share of the freehold, it offers an easy, well-kept home in a quietly convenient spot.

REQUEST A VIEWING
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IF YOU LIVED HERE...

The layout is simple and well arranged, with a central hallway leading through to each room. The reception room is a generous, light-filled space, with warm wooden flooring, a neutral backdrop and room to relax, dine and work from home if needed.

The kitchen sits just off the living space, arranged in a clean, practical style with white cabinetry, grey worktops and tiled splashbacks. It feels fresh and easy to use, while staying nicely connected to the main room.

The bedroom is a calm double with new carpet underfoot

and built-in wardrobes for useful storage. The bathroom is finished with blue mosaic tiling, a full-sized bath and overhead shower, giving the home a neat, ready-to-move-into feel throughout.

WHAT ELSE?

- Woodford station is around a short walk away, with Central line links into the City and West End.
- Woodford Green has a lovely local mix of cafés and restaurants, including Dada, Mojo's Brasserie and Rosso.
- Epping Forest is within easy reach, offering miles of open green space for weekend walks and fresh air.



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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