



P R I M E R E S I D E N T I A L

P R E S E N T S

Brandesbury Square, Woodford Green



erion E | J James

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CHAIN FREE | FOUR BEDROOMS | THREE BATHROOMS | DEVONSHIRE HOUSE, REPTON PARK

Set within one of Repton Park's original period buildings, this impressive four-bedroom ground-floor apartment offers a rare combination of scale, character and privacy, with the added benefit of its own private entrance and a south-facing patio overlooking the beautifully maintained communal grounds.

From the moment you enter, the apartment feels notably spacious. High ceilings, elegant sash windows and a generous reception room give the property a wonderful sense of grandeur, whilst the herringbone oak flooring in the hallway adds warmth and character.

The kitchen is fitted with integrated appliances, black granite worktops and Amtico flooring, with a separate dining room providing an excellent setting for entertaining. Bespoke shelving adds a considered touch to the space.

The private south-facing patio is undoubtedly one of the home's standout features. Opening directly onto the extensive communal gardens, it provides a peaceful outdoor space with attractive open views and plenty of room to enjoy during the warmer months.

The principal bedroom is a particularly impressive room, complete with a feature bay window, three sets of double wardrobes and a well-appointed en-suite shower room. Bedroom two also benefits from its own en-suite, with two further bedrooms offering flexibility for family living, guests or a home office.

Repton Park is a prestigious gated development with 24-hour concierge, security patrols and CCTV, providing residents with both privacy and peace of mind.

The location also offers excellent connectivity, with major road links close by and a wide choice of shopping and leisure facilities. Westfield Stratford City is approximately a 12-minute drive, offering John Lewis, Marks & Spencer, Waitrose, restaurants, shops and a cinema.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

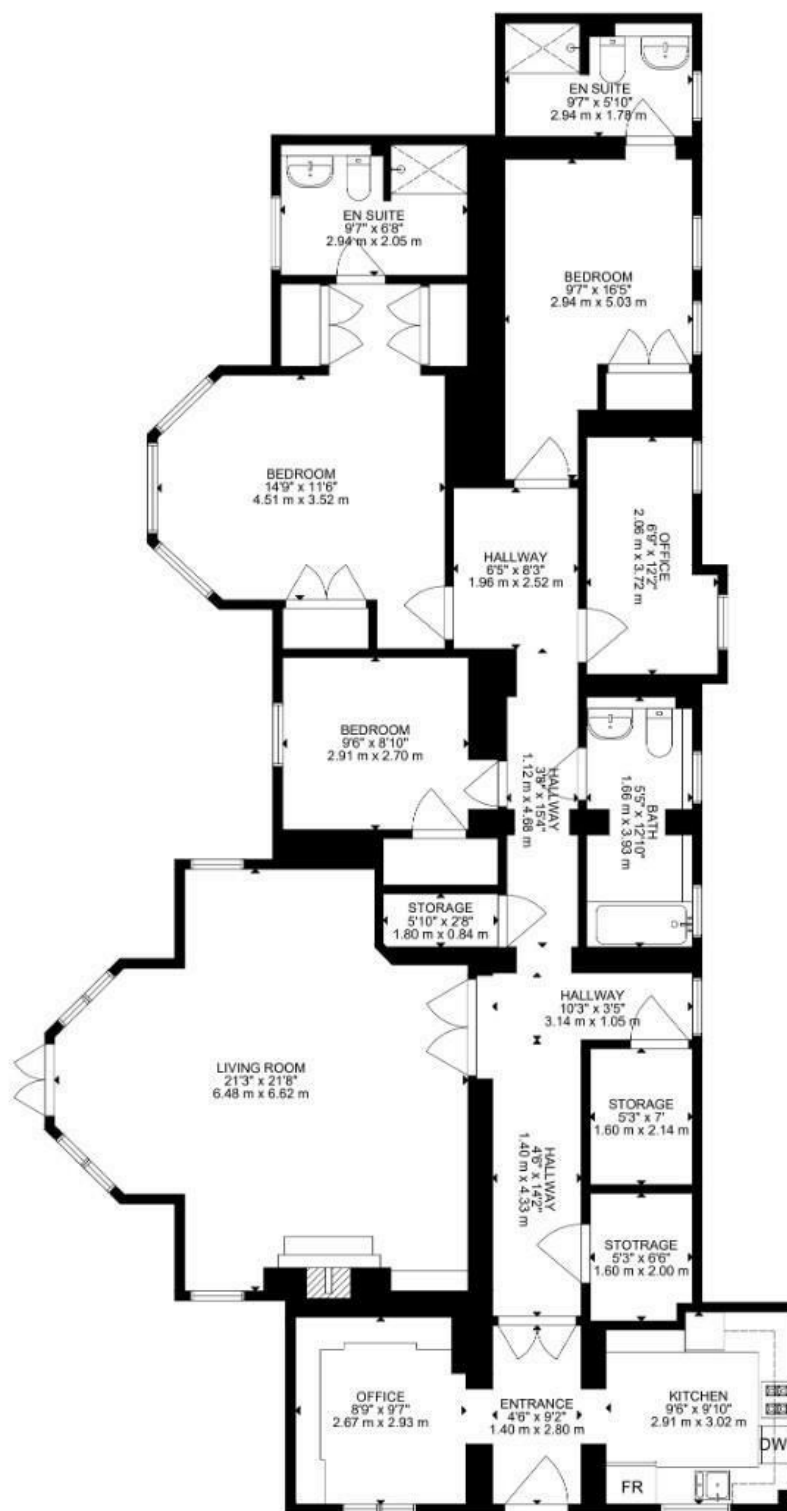
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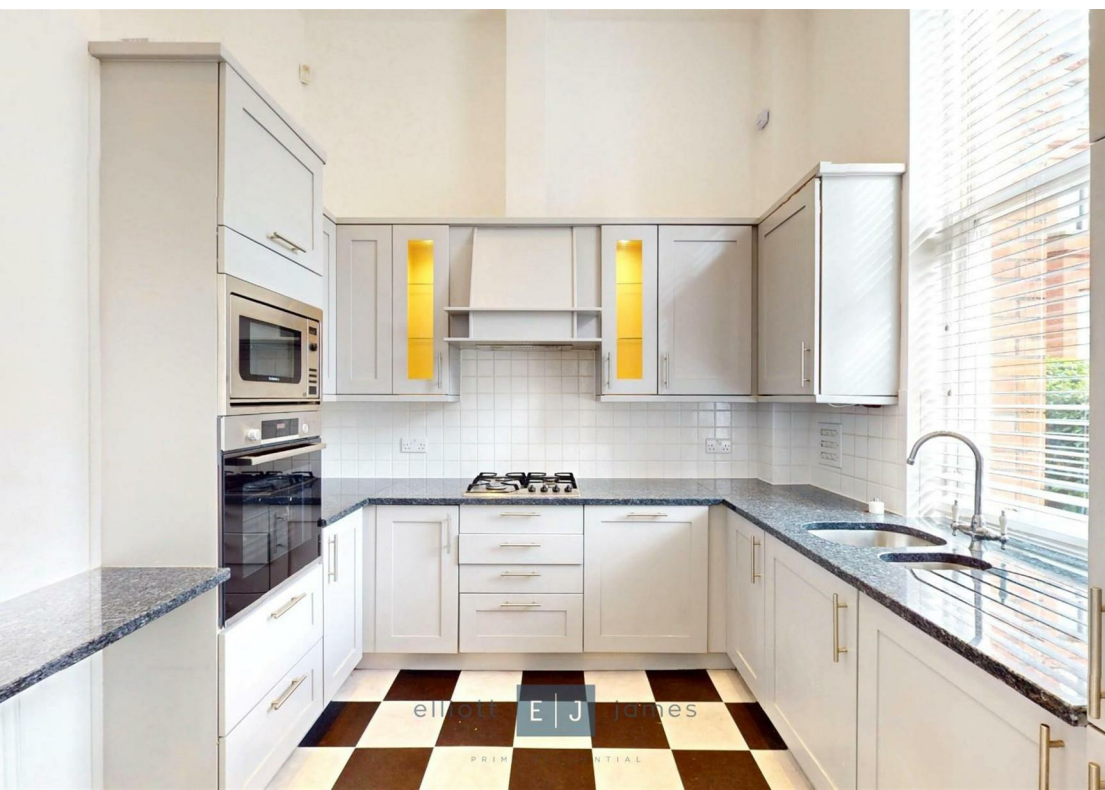
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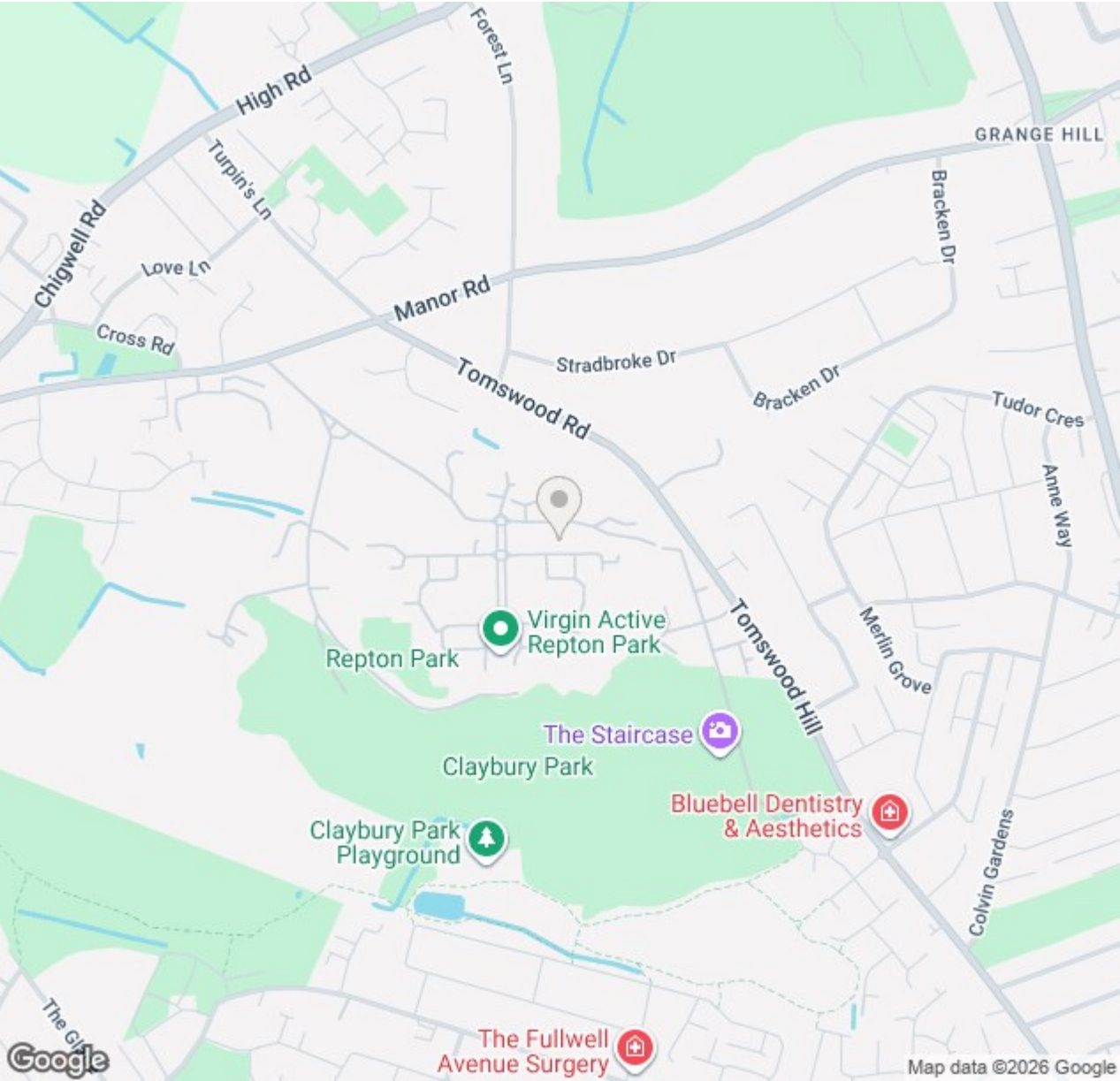
Sqft 1819.00 sq ft	Type Apartment	Style New Home
Bedrooms 4	Receptions 2	Bathrooms 3
Tenure Leasehold - Share of Freehold	Local Authority Redbridge	Tax Band G



GROSS INTERNAL AREA
TOTAL: 1819 SQ FT, 169 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



MAP & EPC



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	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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