

# Woodhaven Gardens, IG6

PAUL BERG

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Guide Price £325,000 - £350,000  
Share of Freehold

Recently refurbished, filled with natural light and offered with no onward chain, this impressive top floor two double bedroom apartment is a fantastic opportunity for first time buyers, investors or downsizers looking for a home ready to move straight into. Properties offering this much space, a share of freehold and a private garage en-bloc are rarely available for long.

Internally, the apartment offers a bright and airy feel throughout with a larger than average living room ideal for entertaining, a spacious fitted kitchen, two well-proportioned double bedrooms and a modern three-piece bathroom complete with skylight. Additional benefits include double glazed windows throughout, electric heating and excellent storage, creating a home that combines comfort, practicality and long-term value.

The location makes day-to-day living incredibly convenient. Barkingside High Street is within easy reach offering a variety of shops, cafés, restaurants and local amenities, while London Underground Barkingside Station (Central Line) provides direct links into the City and beyond, making this an excellent choice for commuters.

Positioned within catchment for a number of highly regarded schools including Fullwood Primary School, Avanti Court Primary School and Ilford County High School, the property is perfectly suited for both professionals and growing families alike.

This is a home that genuinely ticks all the right boxes, spacious, well located, move-in ready and packed with features buyers are searching for. Early viewing is highly recommended to fully appreciate everything this apartment has to offer.



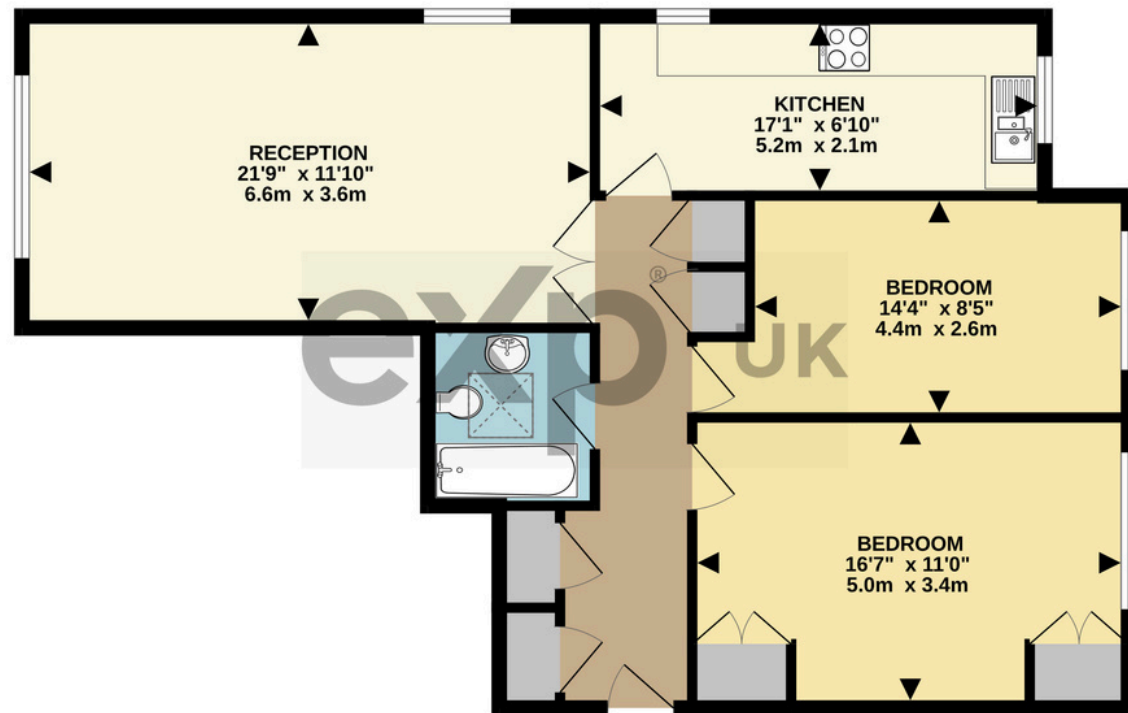
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		71 C
55-68	<b>D</b>		
39-54	<b>E</b>	43 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

SECOND FLOOR  
(TOP FLOOR)  
837 sq.ft. (77.8 sq.m.) approx.



Tenure: Share of Freehold  
Service Charge: £475.00 per quarter  
Ground Rent: N/A  
Council Tax: Band E £2,676.26 per annum  
Local Authority: London Borough of Redbridge

TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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