

MORNINGTON ROAD,  
WOODFORD GREEN

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Spacious ground floor apartment | Two double bedrooms | En suite to the principal bedroom | Generous open plan living space | Fully integrated kitchen | No onward chain | Underground allocated parking | Well maintained communal gardens | Excellent location for schools & transport links | EPC rating tbc / Council Tax band E

**Guide Price**  
**£359,950**



Offered to the market with no onward chain, and in very good decorative order, is this spacious two bedroom ground floor purpose built apartment. Features include a generous open plan kitchen / living space, two double bedrooms with en suite to master, separate bathroom, underground parking space and communal gardens.

**Location** Raine Gardens is located on Mornington Road, one of the area's most sought after turnings, being ideally placed for the green spaces of Woodford Golf Course and Epping Forest, so the perfect spot for a Sunday stroll. There is an excellent choice of sought after schools close to hand and for transport links, the Central Line Station with its links the City and West End is close by. For road users the M11, M25 and routes into London are also easily accessible.

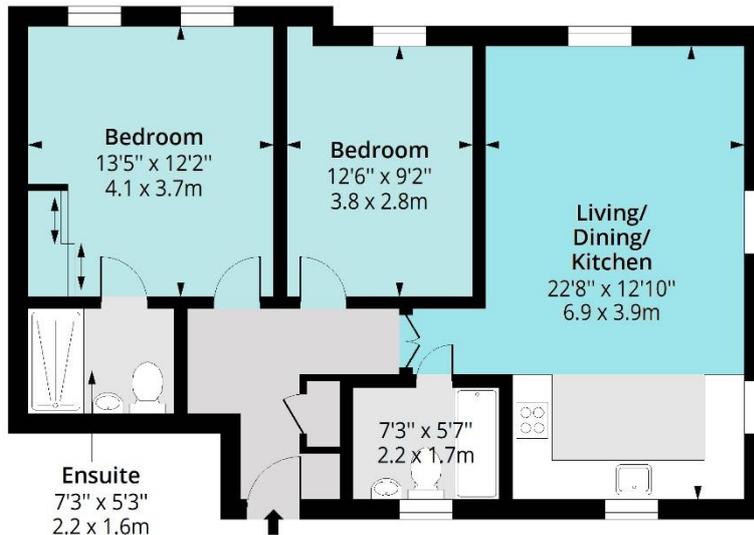
**Interior** This ground apartment is accessed from a secure communal entrance and lobby area which gives access to the gardens and lift service. The accommodation commences with a welcoming and spacious entrance hall with attractive wooden flooring and a handy storage cupboard. The open plan living space is a great size and a naturally bright room with windows to three sides. There is a fully equipped integrated kitchen with wood fronted units and contrasting work tops and there is ample space for a dining table along with a sitting area, so an excellent space for entertaining. The two bedrooms are both double rooms, the principal bedroom having fitted wardrobes and a modern en suite shower room, the second bedroom served by a similarly styled family bathroom.

**Exterior** The development has communal gardens to both front and rear, with a large patio area to the rear of the building to make the most of the afternoon and evening sun. There is underground parking for residents, and this apartment has one allocated parking space. There is also permit parking available for residents and guests in Mornington Road.

**Agent's note** The flat is held on a lease with approximately 105 years remaining. Charges payable are an annual ground rent of £300 and the service charge presently stands at £3,340 per annum which includes water rates, building's insurance, property and garden maintenance and communal lighting and heating.

# Raine Gardens IG8

Approx. Gross Internal Area 771 Sq Ft - 71.63 Sq M



## Ground Floor

Floor Area 771 Sq Ft - 71.63 Sq M

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Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 18/3/2026

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 18th March, 2026

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