

DURDEN & HUNT

INTERNATIONAL



Osborne House, Woodford Green IG8

Offers In Excess Of £500,000

- Prestigious Gated Development
- Good Sized Kitchen
- Beautifully Maintained Communal Gardens
- Excellent Transport Links
- Primary Bedroom With En Suite And Fitted Wardrobes
- Two Allocated Parking Spaces
- Large Living Room
- Additional Bedroom

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Prestigious Gated Development - Excellent Transport Links - Large Living Room - Good Sized Kitchen - Primary Bedroom With En Suite - Additional Bedroom - Beautifully Maintained Communal Gardens - Two Allocated Parking Spaces



Council Tax Band: G



Located within the prestigious gated development of Repton Park, this exceptional two bedroom apartment offers luxurious living in a highly sought after setting.

Internally, this immaculate property features a spacious open plan living and dining area, perfect for both relaxing and entertaining. The well appointed fitted kitchen offers ample storage and workspace, seamlessly complementing the main living area.

The apartment boasts a generous primary bedroom complete with fitted wardrobes and a stylish en suite bathroom. A second well proportioned bedroom is served by a contemporary family bathroom, finished to a high standard.

Externally, the property benefits from two allocated parking spaces and beautifully maintained, expansive landscaped communal grounds, providing a peaceful and secure environment for residents.

Repton Park was originally Claybury hospital and was developed sympathetically by Crest Nicholson with design approved by English Heritage, converting the original buildings and adding new apartments and houses to the 140 acres of landscape ground. Repton Park is arguably one of the local areas most prestigious developments with beneficial extras including on site CCTV system, 24hr concierge service, virgin active spa, gym and bistro, allocated and visitor parking. Repton park is situated within reach of excellent transport links including Woodford central line station, A12 and M11 and close to the local and popular parade of shops from Woodford high road and Brook Parade including a wide range of shops, schools and amenities.

Contact Durden & Hunt for a viewing!

Council Band G Redbridge

Leasehold, Years Remaining: 973

Annual Ground Rent: £307.62 (01/02/26 - 31/07/26 Invoiced Bi-Annually, Invoice Dated 05/12/25)

Annual Service Charge:£6,722,60 (01/09/25 - 31/07/26 Invoice Dated 12/08/25)

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

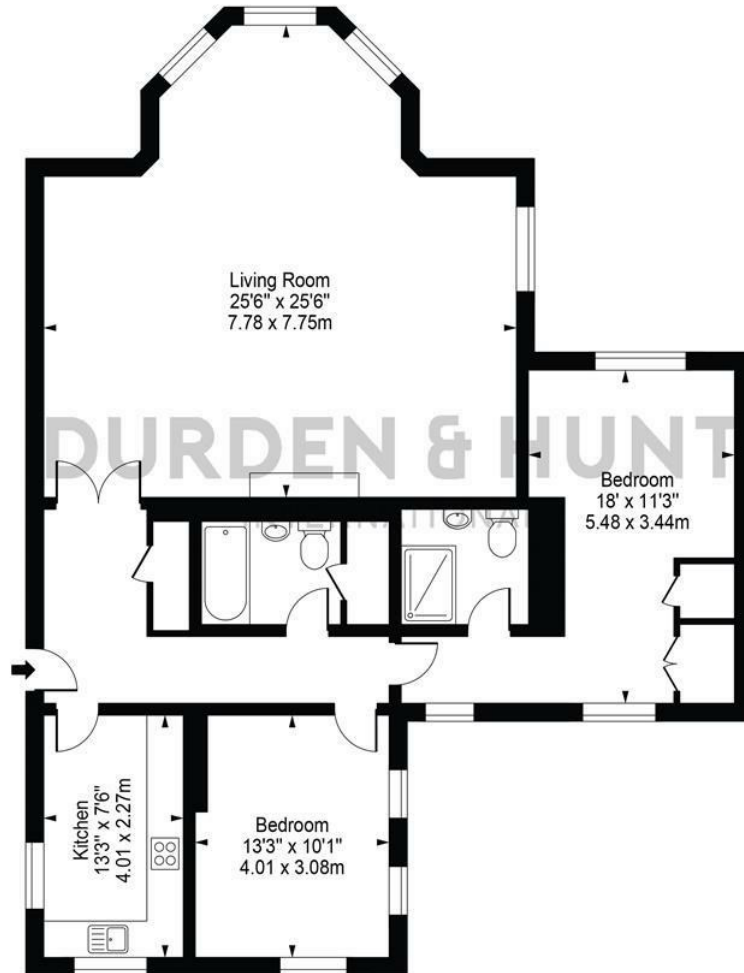
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Osborne House

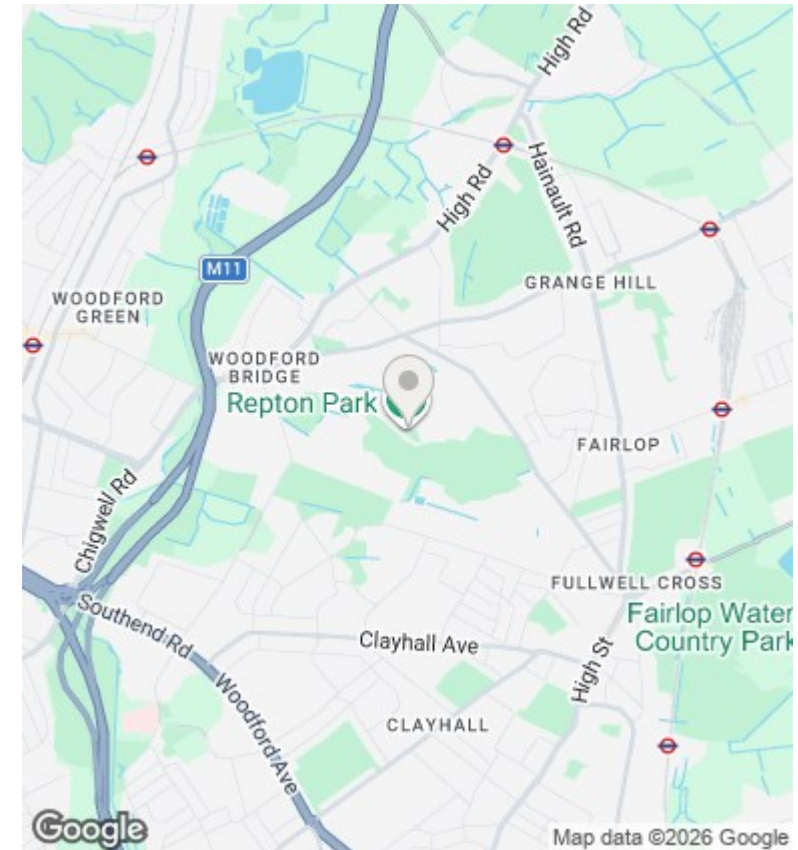
Approx. Gross Internal Area 1294 Sq Ft - 120.25 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Council Tax Band: G

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		EU Directive 2002/91/EC	