

YELLANDS
est 1930

FOR SALE



2 Bedroom



1 Bathroom



611 sqft

EPC
Rating E

ST ANTHONY'S AVENUE

Woodford Green, IG8

£385,000

Call us: 020 8491 8080



The Story of ST ANTHONY'S AVENUE

There's a familiarity to this part of Woodford Green, tree-lined streets and a steady rhythm to the day. Positioned on the first floor, this two-bedroom flat sits comfortably within that setting.

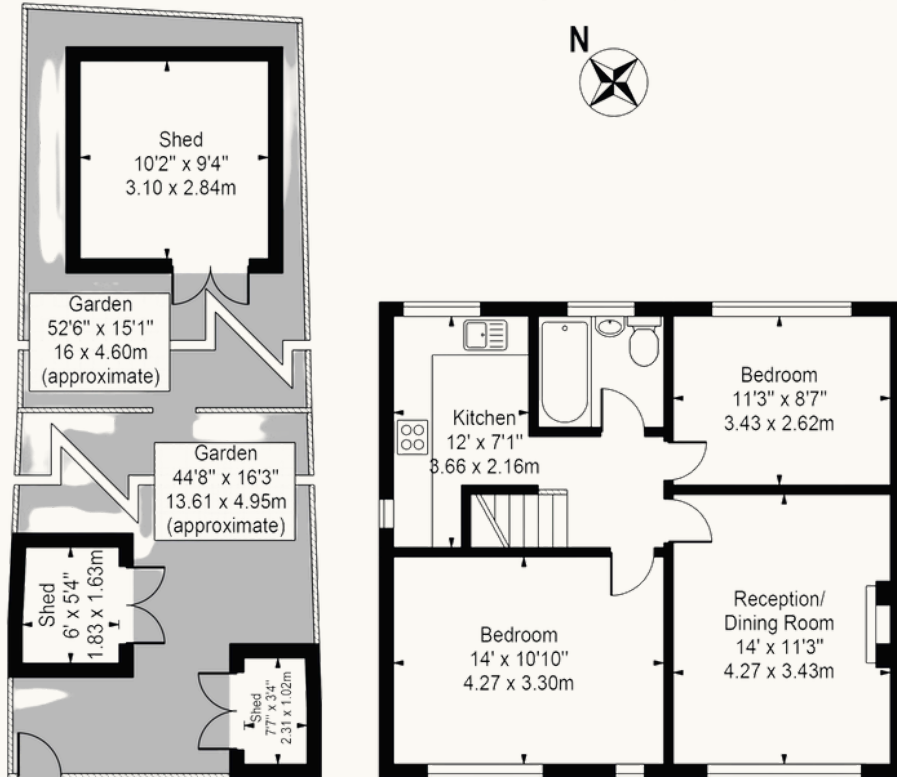
The layout unfolds from a central hallway, with each room clearly defined. The reception room offers space for both living and dining, adapting easily to everyday life or occasional gatherings.

The kitchen is separate, practical and neatly arranged a space designed for use, with everything within reach. There are two bedrooms, including a well-proportioned principal room and a second that works equally well as a guest room, study,

Approx. Gross Internal Area 611 Sq Ft - 56.76 Sq M

(Excluding Outbuildings)

Approx. Gross Internal Area Of Outbuildings 150 Sq Ft - 13.94 Sq M



First Floor



Ground Floor Entrance

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.

or something that evolves over time. A bathroom completes the layout.

What stands out is how well the space works. The proportions are balanced, and the layout is straightforward and easy to live in.

St. Anthony's Avenue places you within easy reach of both Woodford Green and South Woodford, with local amenities, green spaces, and transport links into Central London close by.

This is a home that offers something simple, a place that works, in a location that continues to hold its appeal.

Key Information

- Tenure: Leasehold
- Ground Rent: £150 per annum
- Service Charge: Nil
- Council Tax Band: Band C
- EPC Rating: E
- Local Authority: London Borough of Redbridge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	52 E	
21-38	F		
1-20	G		