



Richmond Drive, Woodford Green, IG8 8RQ

£580,000

- Two Bedroom Ground Floor Apartment
- Spacious Living Room With Sash Windows
- Two Double Bedroom With One Including An Ensuite Bathroom
- Two Parking Spaces Offered
- Situated Within Repton Park Gated Community With Acres Of Green Space
- Bespoke Kitchen With Integrated Appliances & Dining Area
- Ample Storage Throughout
- High Ceilings & Period Features

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Nestled on the charming Richmond Drive, Repton Park, in Woodford Green, this delightful ground floor apartment offers a perfect blend of character, high ceilings throughout and modern living. Built in 1900, the property boasts a rich history while providing all the comforts of contemporary life.

Spanning an impressive 949 square feet, this home features a welcoming reception room, with large sash windows allowing an abundance of natural light to floor which is perfect for entertaining guests or enjoying quiet evenings at home.

The bespoke fitted kitchen include ample storage with integrated appliances and large dining area. The main bedroom includes large windows, floor to ceiling wardrobes/storage, a stylish en suite bathroom which is fully tiled and includes a free standing bath and separate shower. There is a further double bedroom with fitted floor to ceiling wardrobes and a family bathroom, ensuring morning routines will be a breeze and convenience for all residents.

One of the standout features of this home is the ample parking space, accommodating up to two vehicles, which is a rare find in this desirable area.

Richmond Drive is known for its friendly community atmosphere, onsite gymnasium, acres of green space and proximity to local amenities, including shops, parks, and excellent transport links. This property presents a wonderful opportunity for those looking to settle in a vibrant and picturesque part of Woodford Green. Whether you are a first-time buyer or seeking a charming rental, this house is sure to impress.



Council Tax Band: F



Living Room

5.31m x 3.51m (17'5" x 11'6")

Kitchen/Dining Room

5.44m x 2.84m (17'10" x 9'4")

Bedroom 1

5.00m x 3.51m (16'5" x 11'6")

Bathroom

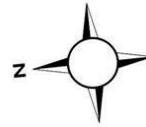
3.51m x 2.18m (11'6" x 7'2")

Bedroom 2

3.78m x 3.51m (12'5" x 11'6")

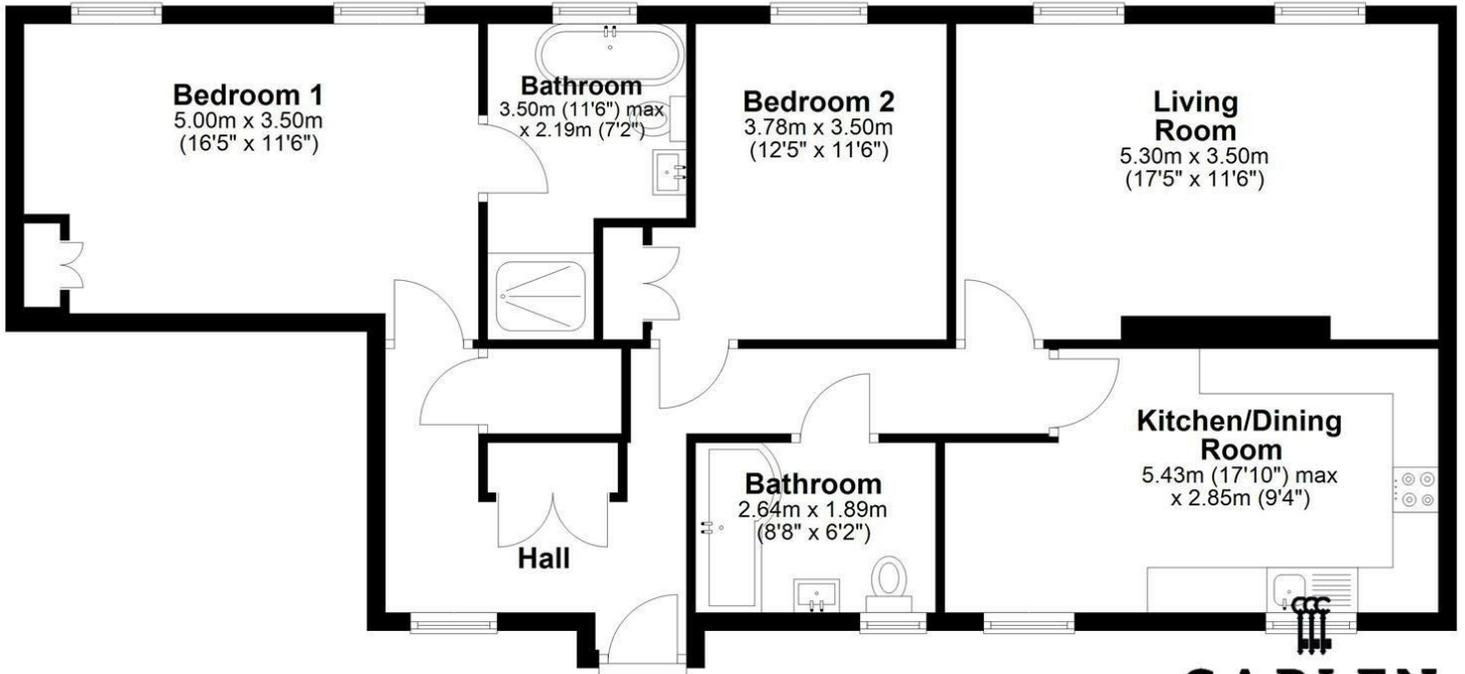
Bathroom

2.64m x 1.88m (8'8" x 6'2")



Ground Floor

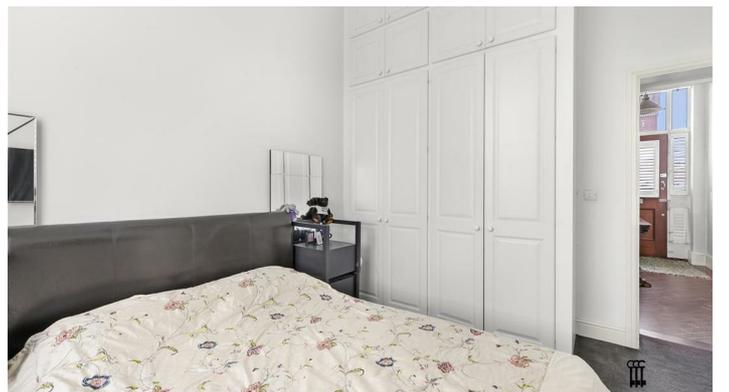
Approx. 88.1 sq. metres (948.7 sq. feet)

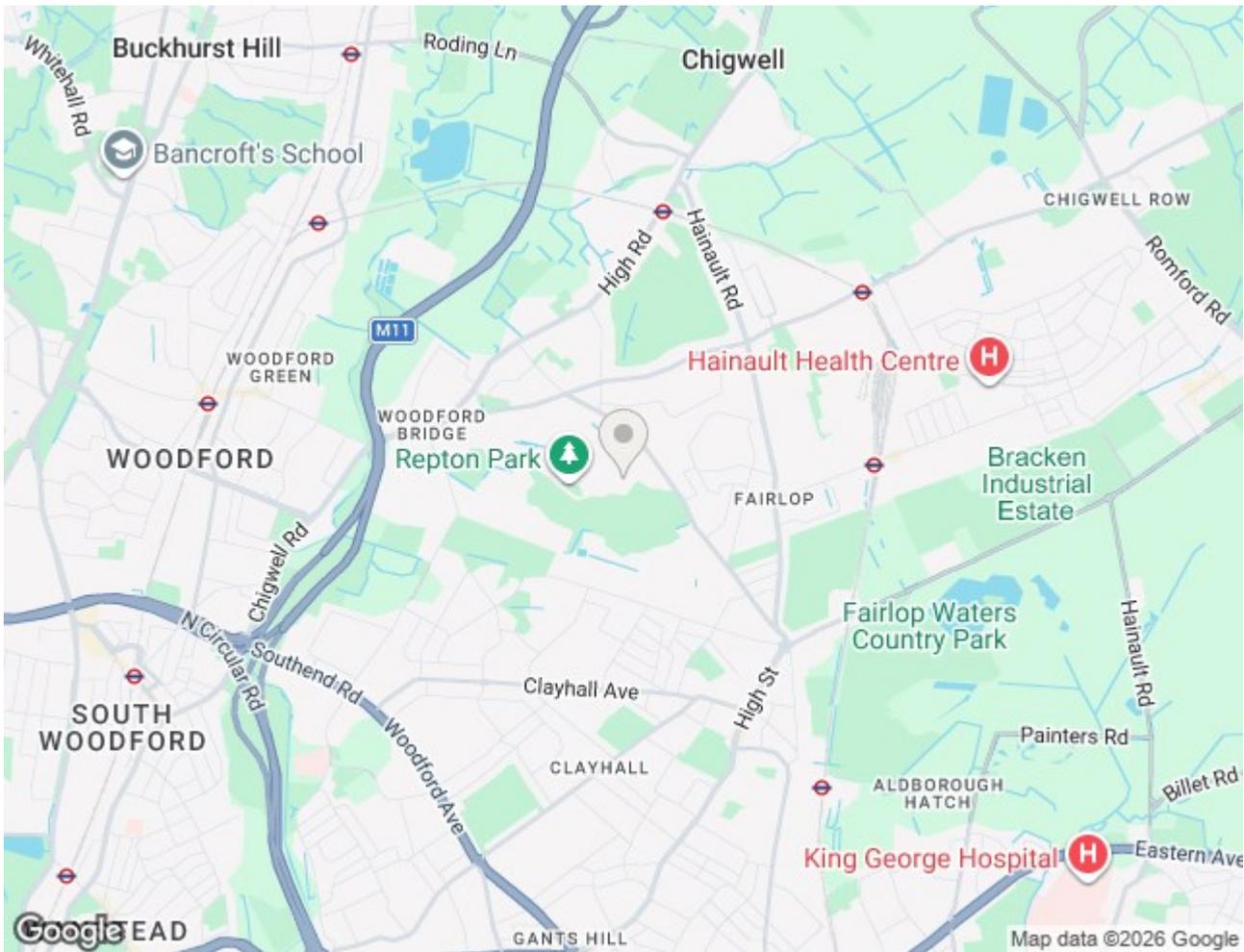


Total area: approx. 88.1 sq. metres (948.7 sq. feet)

CAPLEN
e s t a t e s







| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (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  | |

EPC Rating:

C

Council Tax Band

F

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.