



Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

E

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	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 47.7 sq. metres (513.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp...

Brunel Road



9 Brunel Road, Woodford Green, IG8 8BE

£265,000

- 1 bedroom flat
- Period features
- Brick fronted
- Close to local woodland
- Popular Road
- No chain
- Close to shops
- Own front door

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This well-presented one-bedroom first-floor maisonette is set within a charming Victorian semi-detached property, offering a blend of period character and modern convenience. The home benefits from its own private entrance, enhancing the sense of independence and privacy often sought in apartment living.

1

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1

E

Council Tax Band: B



Internally, the property features a spacious double bedroom, a bright and inviting lounge perfect for relaxing or entertaining, and a modern fitted kitchen equipped with practical work surfaces and ample storage. A modern bathroom suite adds a fresh, contemporary touch, while the property also benefits from gas central heating and double-glazed windows throughout, ensuring year-round comfort.

Ideally located just a short distance from Chigwell and Woodford Underground Station, this maisonette offers excellent transport links into Central London and beyond. Local amenities, including shops, restaurants, and cafes, are all within easy reach, as are green open spaces and local parks, providing a balance between urban convenience and outdoor leisure. Offered to the market chain-free, this is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a well-located and easily maintained property.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 125 approx.

Service Charge: Building insurance £418.07

Ground Rent: £300 approx.

EPC Rating: E

Council Tax Band: B

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.