



## Directions

## Viewings

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

## EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate Gross Internal Floor Area : 72.42 sq m / 780 sq ft



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.

lpaplus.com

Date: 29/3/2023



## 50 Chapelmount Road, Woodford Green, IG8 8HW

## Offers In Excess Of £350,000

- Offers in excess of £350,000
- Well maintained development
- Split level
- Quiet location
- Modern bathroom
- Allocated parking
- Mezzanine style bedroom
- Close to station
- Own front door
- Communal gardens



# 50 Chapelmount Road, Woodford Green IG8 8HW

This modern 2 bedroom first floor split level maisonette is in excellent condition throughout and is located in this popular well maintained development. Super convenient location with local shops and transport very close by. The property benefits from allocated parking and a long lease.

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Council Tax Band: C



OIEO £350,000

Set back in this popular development is this two bedroom first floor split level maisonette which benefits from having a long lease and its own front door. The property overlooks attractive communal gardens, with shops and amenities a stone's throw away, this property is very convenient. Within walk-in distance you will be able to use the bus routes and the Central Line, as well as gyms and schools.

As you enter the property via your own front door you come into a reception hall which then opens into a bright a spacious lounge with dining area. There is a modern fitted kitchen, a contemporary style bathroom and two bedrooms. The master bedroom is a great size and has a unique mezzanine style layout. The present owners have the property looking immaculate, this property would be a great first purchase or a good buy to let investment.

The property truly offers the best of both worlds, being on the cusp of amazing open greens spaces whilst at the same time having all what Woodford has to offer on its doorstep. Chapelmount is a sought after location which is perfect for commuters who travel into London via the Central Line. Woodford and Chigwell stations goes directly into Liverpool Street and the West End stations. Also close by are Woodford Bridge shops, restaurants, and coffee shops as well as other local amenities. Ray Lodge Park is a short walk which is a beautiful park for the whole family to enjoy, offers playing areas and tennis courts. Claybury Park is also only minutes' walk away. There are many popular schools close by which makes this an ideal home.

EPC rating D  
Lease 962 years remaining  
Council tax band C  
Ground rent £80 pa  
Service charge £700 pa

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.