

## Directions

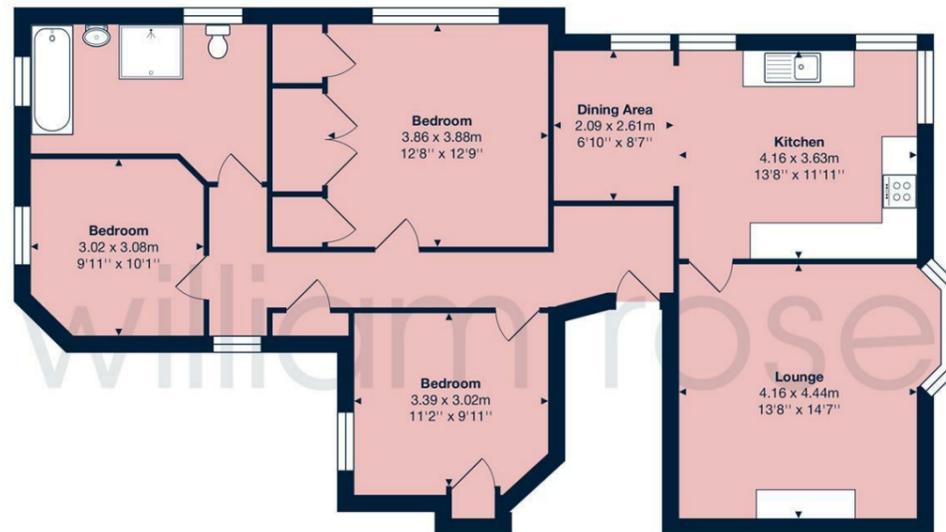
## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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	



Total Area: approx. 102.9 m<sup>2</sup> ... 1108 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## Flat 3, 29 Broomhill Road, Woodford Green, IG8 9HA

Guide Price £500,000

- \*\*\*Guide Price £500,000 - £550,000\*\*\*
- Victorian Conversion
- 1100+ sq.ft
- Walking distance to Amenities
- CHAIN FREE

- Three Bedrooms
- HEATING & WATER INC. IN SERVICE CHARGE
- Idea location
- Close to Station
- Great for Schools

## 29 Broomhill Road, Woodford Green IG8 9HA

\*\*\*Guide Price £500,000 - £550,000\*\*\* Situated within an attractive Victorian conversion on the ever-popular Broomhill Road, this spacious three bedroom first floor apartment offers generous and well-balanced living accommodation totalling approximately 1,100 sq ft. The property combines period character with comfortable modern living and is ideally positioned for open green spaces, local amenities and excellent transport links, making it perfectly suited to families, professionals and downsizers alike. The development further benefits from well-kept communal gardens to both the front and rear, providing pleasant outdoor space for residents to enjoy.



Council Tax Band: C



Accessed via the communal entrance, the front door opens into a welcoming central hallway which provides access to all principal rooms. To the front of the property is a generous lounge, enjoying excellent natural light and ample space for both seating and entertaining. Adjacent is the fitted kitchen, which flows through to a separate dining area, ideal for family meals or home working. The accommodation comprises three well-proportioned bedrooms, including a spacious principal bedroom, along with two further versatile bedrooms suitable for guests, children or office use. A modern family bathroom completes the layout. THE HEATING AND HOT WATER ARE INCLUDED WITHIN THE SERVICE CHARGE, offering excellent value and convenience, and the property is offered WITH NO ONWARD CHAIN for a smooth and uncomplicated purchase.

Broomhill Road is a sought-after residential turning in the heart of Woodford Green, well known for its leafy surroundings, attractive architecture and proximity to outstanding local amenities. The area offers easy access to the open green spaces of Epping Forest, Roding Valley Park and local recreation grounds, ideal for walking, cycling and outdoor pursuits. Woodford and South Woodford stations provide convenient Central Line connections into the City and West End, while the High Road offers a variety of independent shops, cafés, restaurants and well-regarded schools. This highly regarded location combines suburban tranquillity with excellent connectivity, making it one of Woodford Green's most desirable addresses.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 94 years remaining

Service Charge inc. \*Heating & Hot Water\*: £3000 per annum

Ground Rent: £10 per annum

EPC Rating: C

Council Tax Band: C (Redbridge)

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.