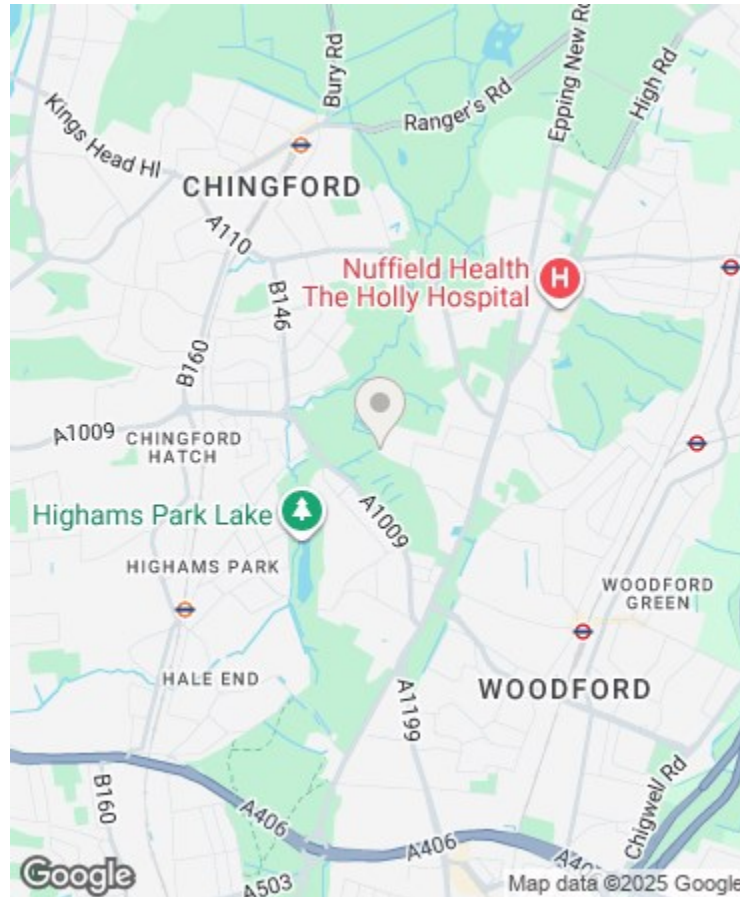




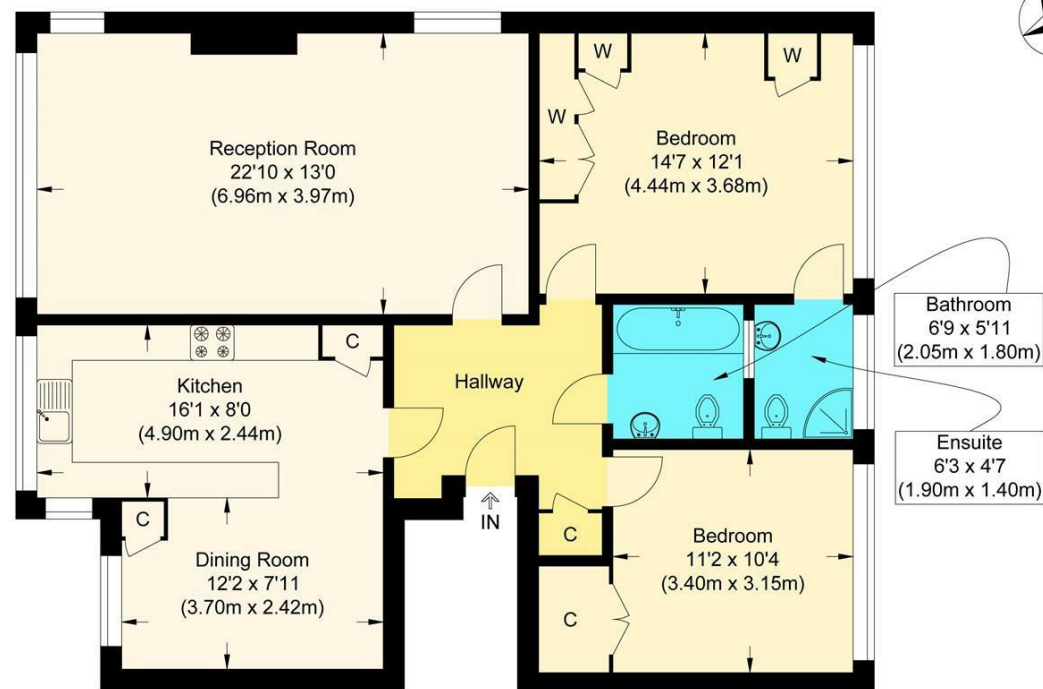
Directions

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)	A		
(81-91)	B		
(69-80)	C		
(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	



william rose

The Albany, IG8

Approximate Gross Internal Floor Area : 95.30 sq m / 1025.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



32 The Albany, Woodford Green, IG8 0TJ

Guide Price £450,000

- Guide Price £450,000 - £500,000
- Spacious Lounge
- Residents Parking
- En-bloc Garage
- Lovely Communal Gardens
- Share of Freehold
- Sought after Development
- Stunning Views
- En-suite Shower
- Well-proportioned Bedrooms

32 The Albany, Woodford Green IG8 0TJ

Located on popular Sunset Avenue is this spacious three bedroom apartment which offers stunning views over the forest. The property is in stunning condition throughout and benefits include having a share of freehold and garage en bloc. Ideally located overlooking the forest.



Council Tax Band: E



New to the market is this spectacular three-bedroom apartment. The property itself is located on the first floor and offers spacious accommodation throughout with its large entrance hallway, 22ft lounge benefiting from a beautiful triple aspect overlooking the woodland, master bedroom and en-suite shower room. There are a further two large bedrooms (one of which is currently being utilised as a separate dining room, modern fitted kitchen and a modern bathroom. The property is in very good condition and has been well maintained by its current owners. The property is set back on one of the best plots which offers stunning views over the woodland and beyond. The property has triple aspect which really gives the property its bright and airy feel. This unique apartment has many features including private residents parking, beautiful communal gardens, garage en bloc and being sold with the share of freehold.

The Albany is widely known as one of Sunset Avenue's premier developments and is nestled at the end of Sunset Avenue. This gives you direct access into the forest, whilst still being close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its door step, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all what Woodford can offer, whilst being so close to open green spaces and transport facilities really makes The Albany, Sunset Avenue an attractive place to live.

E.P.C Rating: C

Council Tax: Band E (London Borough of Redbridge)

SHARE OF FREEHOLD (900+ years remaining)

Service Charge: £3,500 approx. per annum

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.