william rose

Directions

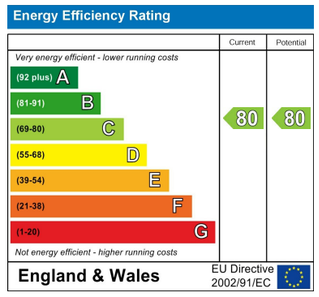


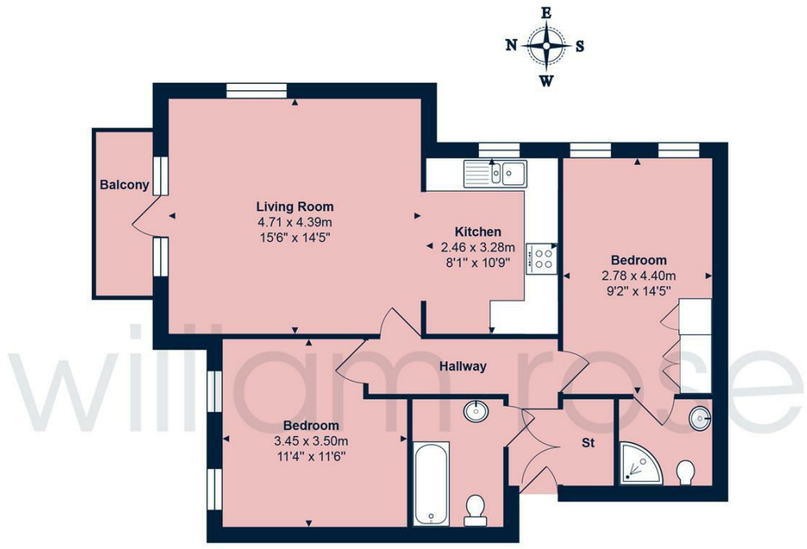
Viewings

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

EPC Rating

C





Total Area: approx. 68.4 m² ... 737 ft² (excluding balcony)

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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8 Supra House Roding Avenue, Woodford Green, IG8 8FF

Guide Price £350,000

- Guide Price £350,000 - £375,000
- Second floor apartment
- Balcony
- Open plan kitchen/living/diner
- Close to local amenities
- Two bedrooms - Chain free
- Two bathrooms
- Allocated parking space
- Security entrance phone system
- Walking distance to schools

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sales@william-rose.com
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8 Supra House Roding Avenue, Woodford Green IG8 8FF

Offered to the market with no onward chain, this well-presented two-bedroom second-floor apartment is ideally situated within the popular Supra House development on Roding Avenue, Woodford. Benefiting from an allocated parking space, security entry phone system and a private balcony, the property offers bright and spacious accommodation throughout, making it an excellent first-time purchase, downsizing opportunity or buy-to-let investment.

2 | 2 | 1 | C | Council Tax Band: D







Guide Price £350,000 - £375,000

Accessed via a secure communal entrance with entry phone system, the apartment opens into a welcoming hallway with useful storage cupboard. The spacious living room provides an excellent entertaining and relaxing space, with direct access to a private balcony overlooking the surrounding area. Adjoining the reception room is a separate fitted kitchen offering a range of wall and base units with ample worktop space. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobes. The accommodation is completed by a family bathroom, providing additional convenience for day-to-day living. Externally, the property further benefits from an allocated parking space.

Supra House is conveniently positioned on Roding Avenue, placing residents within easy reach of both Woodford and South Woodford town centres. The area is highly regarded for its excellent transport connections, with nearby Central Line stations providing direct access into the City, Canary Wharf and the West End. A wide selection of shops, supermarkets, cafés, restaurants and leisure facilities can be found locally, while the green open spaces of Roding Valley Park, Epping Forest and several local golf courses offer excellent opportunities for outdoor recreation. The combination of strong transport links, local amenities and attractive green surroundings continues to make Woodford one of North East London's most desirable residential locations.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 111 years remaining
Service Charge: £2,450 per annum (Annual service charge is usually approx. £1,800 but higher this year due to topping back up reserve fund)
Ground Rent: £250 per annum

EPC Rating: C
Council Tax Band: D (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.