

Directions

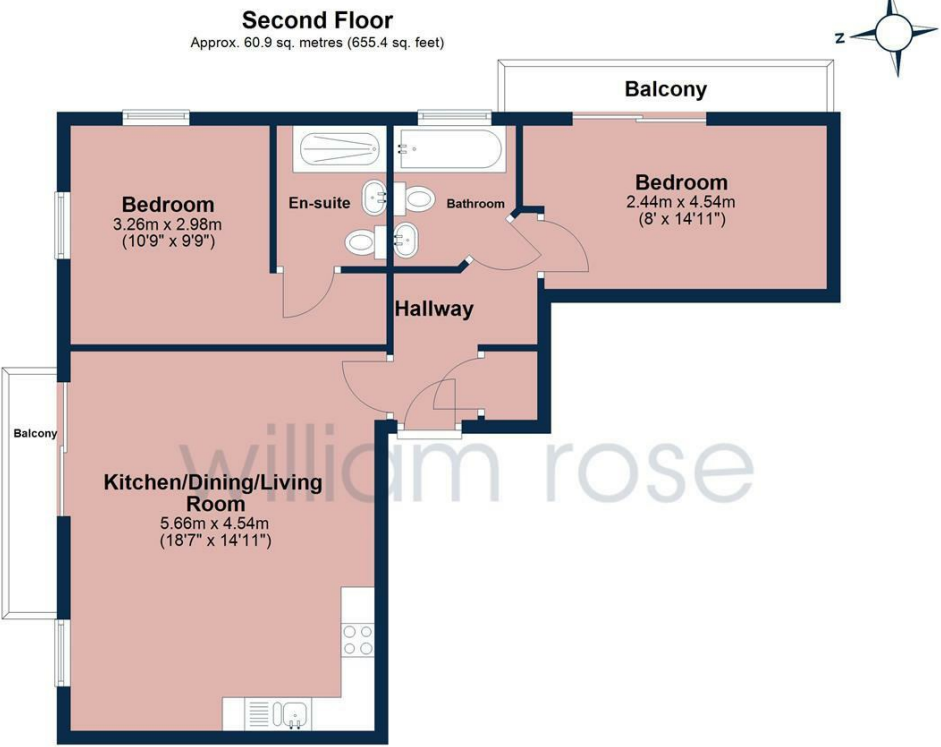
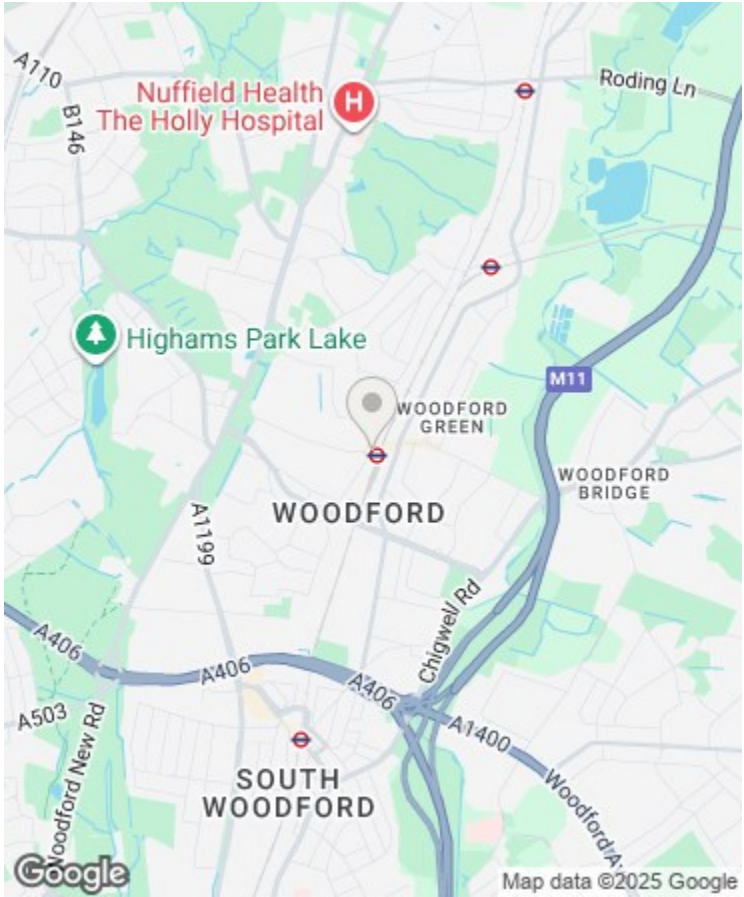
Viewings

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

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(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. 60.9 sq. metres (655.4 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Pine Top



5 Pine Top, Woodford Green, IG8 0EJ

Offers Over £415,000

- 2 bedroom apartment
- One undercover allocated parking
- Open-plan layout
- Secure entry systems
- Near shops and amenities
- Long lease
- Spacious kitchen
- En suite shower room
- Two Balconies giving dual aspect
- Close to Woodford Station

5 Pine Top, Woodford Green IG8 0EJ

Experience contemporary luxury in this beautifully refurbished two-bedroom, two bathroom and two balcony apartment, ideally situated within one of Woodford's most sought-after residential developments.



Council Tax Band: D



Experience contemporary luxury in this beautifully refurbished two-bedroom apartment, ideally situated within one of Woodford's most sought-after residential developments.

Just moments away from Woodford Central Line Station and the vibrant array of shops, cafés, and amenities on The Broadway, this exceptional home perfectly blends convenience with modern comfort.

This stylish apartment has been thoughtfully designed to offer bright, spacious, and versatile living spaces, finished to a good standard throughout. The open-plan layout features a fully fitted kitchen that seamlessly flows into a generous lounge and dining area, ideal for entertaining or relaxing. A balcony enhances the space, allowing in natural light and fresh air.

The apartment offers two well-proportioned bedrooms, including a serene principal bedroom complete with a contemporary en suite shower room and balcony giving this apartment dual aspect. There is also a main bathroom showcasing sleek modern layout.

Pine Top is a meticulously maintained development known for its peaceful atmosphere and well-kept communal areas. Residents benefit from secure entry systems, allocated parking, and proximity to beautiful green spaces, making it a rare find for those who want quick access to the city without sacrificing tranquillity.

Perfect for commuters and professionals alike, this home is offered chain free, presenting a superb opportunity for immediate, stress-free ownership.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 950+

Service Charge: £2000

Ground Rent: £200

EPC Rating: D

Council Tax Band: D

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.