

Directions

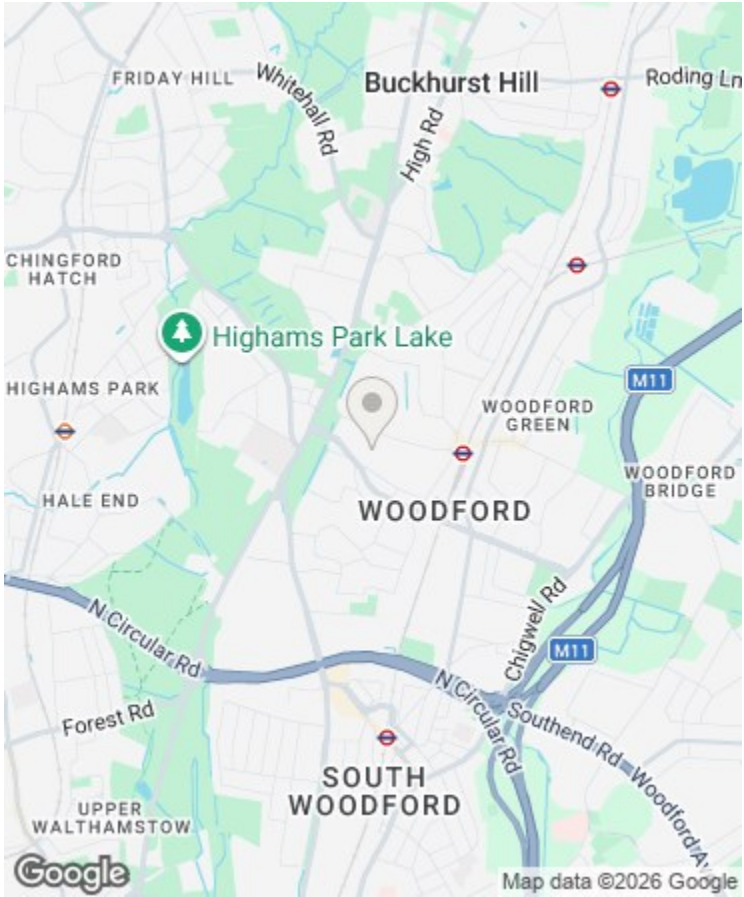
Viewings

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

EPC Rating

C

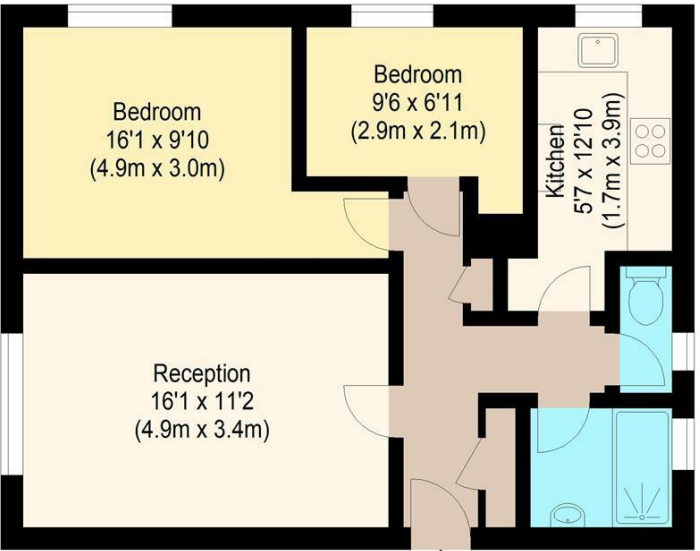
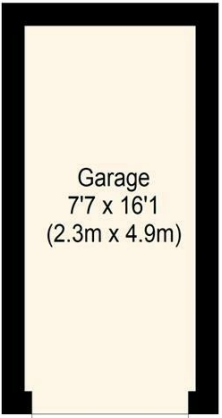
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



37 Cheyne Court Glengall Road, Woodford Green, IG8 0DN

Asking Price £400,000

- *CHAIN FREE*
- First Floor Apartment
- Finished to a High Specification
- Separate Cloakroom
- 0.4 Miles from Woodford Station
- Two Bedrooms
- En-Bloc Garage
- Modern Shower Room
- Spacious Lounge/Diner
- Walking Distance to The Broadway and Amenities



Second Floor

william rose
Cheyne Court, IG8

Approximate Gross Internal Floor Area : 62 sq m / 667 sq ft
Garage : 11.24 sq m / 121 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: 25/3/2025

37 Cheyne Court Glengall Road, Woodford Green IG8

Nestled in the sought-after Cheyne Court on Glengall Road, this beautifully refurbished two-bedroom second-floor apartment offers an exceptional opportunity for those seeking a stylish and well-located home. Perfectly suited for commuters, the property is just 0.4 miles from Woodford Central Line Station, providing swift connections into the City and beyond. Additionally, The Broadway's array of shops, cafes, and essential amenities are within easy reach, adding to the property's desirability.



2



1



1



C

Council Tax Band: C



Upon entering the apartment, you are welcomed by a spacious entrance hallway that sets the tone for the well-designed living space. The property boasts two well-proportioned bedrooms, a contemporary fitted kitchen, a bright and airy lounge/diner perfect for relaxation and entertaining, a modern shower room, and a separate cloakroom. Further enhancing this fantastic home is the rare advantage of an en-bloc garage, providing secure parking or additional storage. Offered with a share of freehold, this apartment is an excellent long-term investment.

Cheyne Court is a charming and well-maintained development situated on Glengall Road, a peaceful residential street in the heart of Woodford Green. The area is renowned for its leafy surroundings, excellent transport links, and a strong sense of community. Residents benefit from easy access to Epping Forest's open green spaces, perfect for weekend walks and outdoor pursuits. With well-regarded schools, local parks, and a vibrant selection of shops and eateries nearby, this location seamlessly combines suburban tranquillity with urban convenience.

Property Information / Disclaimer

Share of Freehold
Lease Length: 900+ years remaining
Service Charge: £1980 per annum
Ground Rent: £0 per annum

EPC Rating: tbc
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.