



THE OLD POLICE STATION

WOODFORD GREEN



THE OLD POLICE STATION

A LANDMARK REIMAGINED





From Service to Sanctuary.

A new chapter for a notable address

Once a civic landmark with a clear sense of purpose, the building has been carefully reimagined to create a collection of contemporary homes that respect its past while embracing a new chapter.

Set just moments from Epping Forest and surrounded by the calm rhythm of suburban streets, this is a location that offers a rare balance: the ease of neighbourhood living with fast, effortless links to central London. The character of the original architecture remains a defining presence, with carefully reinstated details and a solid, confident façade. Inside, light-filled interiors, elegant materials and considered layouts create homes designed for modern routines and everyday comfort.

With twenty-two apartments and nine townhouses, The Old Police Station brings together heritage, craftsmanship and contemporary design in a way that feels both reassuringly established and unmistakably current. It is a development shaped by history—but made for the people who will call it home today.



A Neighbourhood with Real Presence.

Well connected, well positioned, well served.

Woodford Green has long been regarded as one of north-east London's most desirable suburban enclaves. A place where tree-lined streets, independent shops and generous green spaces create a sense of balance that's increasingly rare this close to the capital.

Moments from Epping Forest and surrounded by quiet residential avenues, the neighbourhood combines the ease of

local living with the benefits of excellent city connections. Pubs, cafés, small eateries and well-known local institutions give the area a strong community feel, while nearby South Woodford offers a broader mix of dining and shopping.

This is a location with depth, heritage and a genuine sense of place.












Well placed. Well linked.

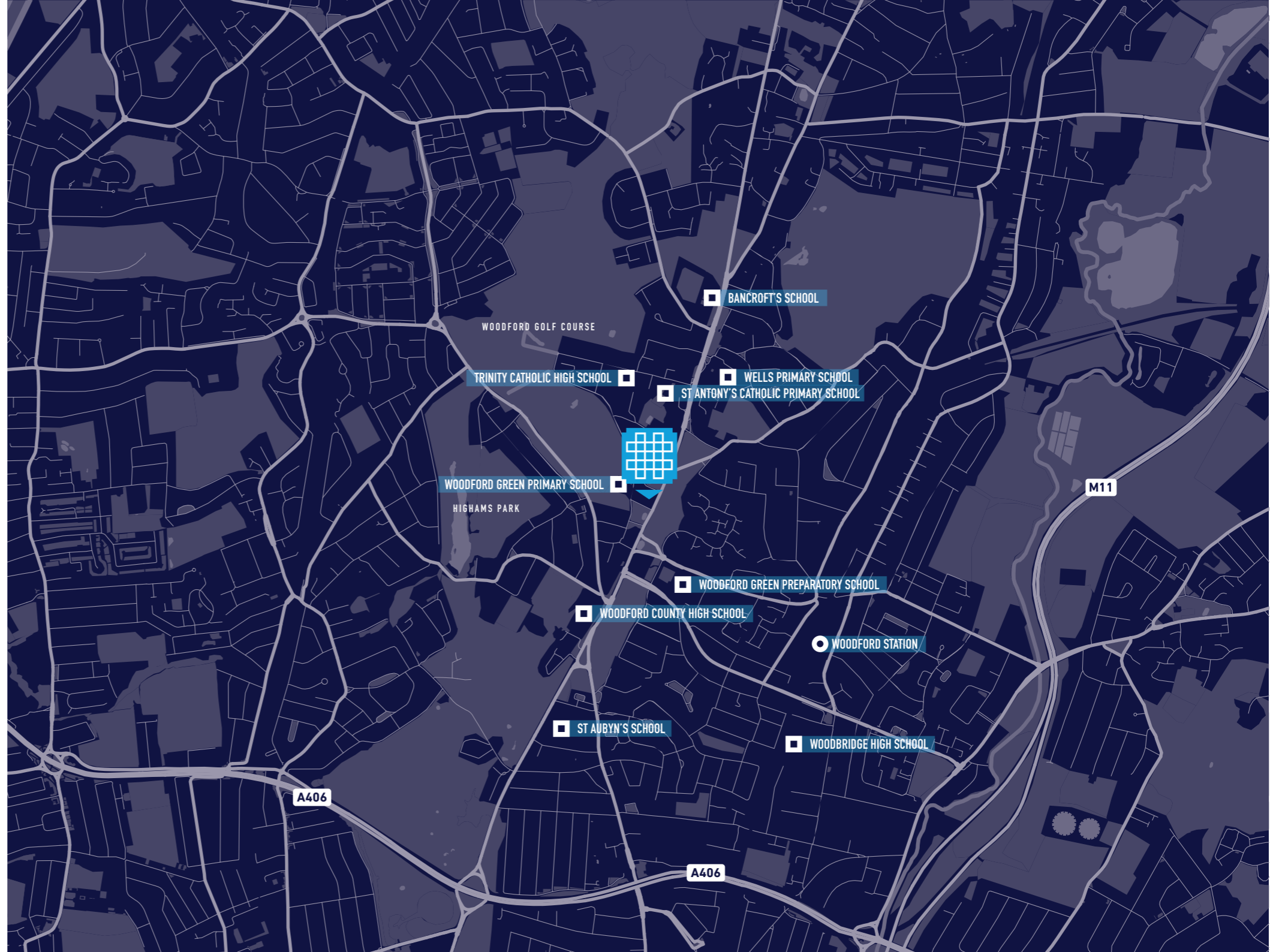
Life, with everything close to hand

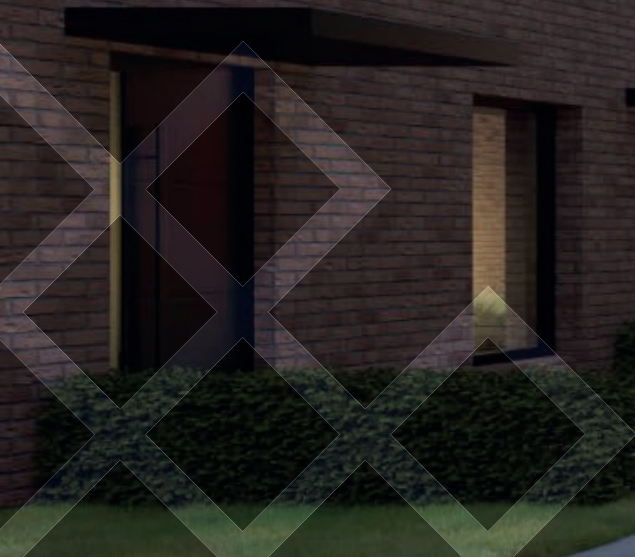
Living in Woodford Green means being well connected without feeling caught in the hustle and bustle of Central London. Woodford Underground station is just minutes away, providing Central line services into the City, West End and beyond. Liverpool Street can be reached in around 25 minutes and Oxford Circus in under 35.

Road connections are equally strong, with the A406, M25 and M11 moments away for quick access across London, Essex and the home counties. For everyday convenience, local bus routes link directly to South Woodford, Walthamstow and Chingford.

Whether commuting, heading out for the weekend or exploring nearby green space, the area's transport network keeps everything comfortably within reach.

| LANDMARK | DISTANCE IN MILES |
|---|-------------------|
| Woodford Station  | 0.8 |
| A406 North Circular  | 1.2 |
| M11  | 2.4 |
| M25  | 6.6 |
| London City Airport  | 11.3 |
| Westfield Stratford  | 7.9 |
| The O2  | 11.2 |





Site plan



APARTMENTS

Considered living, in a landmark setting.

Set within the original structure of the former Woodford Green Police Station, the apartments at The Old Police Station offer a rare blend of character and contemporary living. These thoughtfully designed homes make the most of the building's heritage, paired with clean, modern interiors that feel calm, practical and easy to live in.

Layouts are efficient yet generous, with light-filled living spaces and high-quality finishes throughout. Whether you're working from home, entertaining

friends or simply winding down, these apartments are designed to support modern life without compromise.

Ideal for professionals, first-time buyers and downsizers alike, the apartments benefit from a central location moments from shops, cafés and transport links, while still enjoying the greener, village-like feel Woodford Green is known for. It's a smart, low-maintenance way to enjoy a well-connected London lifestyle in a building with real history.





GROUND FLOOR



- 1 bedroom
- 2 bedroom



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SENTINEL HOUSE

Flat 1

Total Area: 538ft²

Kitchen/Living Area _____ 16' 11" x 11' 11" max

Bedroom 1 _____ 11' 10" x 8' 6"

Flat 2

Total Area: 893ft²

Kitchen/Living Area _____ 18' 1" max x 16' 5" max

Bedroom 1 _____ 11' 6" x 8' 9"

Bedroom 2 _____ 9' 11" x 8' 8"

Flat 3

Total Area: 646ft²

Kitchen/Living Area _____ 18' 9" x 14' 8"

Bedroom 1 _____ 13' 8" max x 10' 9" max

Bedroom 2 _____ 14' 6" x 9' 4"

Flat 4

Total Area: 850ft²

Kitchen/Living Area _____ 18' 9" x 14' 8"

Bedroom 1 _____ 15' 6" max x 10' 9" max

Bedroom 2 _____ 14' 6" x 9' 4"

SERGEANT HOUSE

Flat 1

Total Area: 560ft²

Kitchen/Living Area _____ 17' 3" x 14' 1"

Bedroom 1 _____ 14' 0" x 11' 1"

Flat 2

Total Area: 527ft²

Kitchen/Living Area _____ 19' 0" x 12' 2" max

Bedroom 1 _____ 12' 1" x 9' 10"





FIRST FLOOR

SENTINEL HOUSE

Flat 5

Total Area: 527ft²

Kitchen/Living Area _____ 21' 1" x 11' 9" max

Bedroom _____ 11' 10" x 9' 0"

Flat 6

Total Area: 883ft²

Kitchen/Living Area _____ 18' 8" x 15' 0"

Bedroom 1 _____ 14' 7" x 11' 8"

Bedroom 2 _____ 16' 8" x 10' 6"

Flat 7

Total Area: 775ft²

Kitchen/Living Area _____ 22' 10" max x 18' 1" max

Bedroom 1 _____ 15' 1" x 8' 8"

Bedroom 2 _____ 10' 6" x 8' 7"

Flat 8

Total Area: 915ft²

Kitchen/Living Area _____ 25' 3" max x 14' 10"

Bedroom 1 _____ 15' 8" max x 10' 7" max

Bedroom 2 _____ 14' 3" x 9' 1"

SERGEANT HOUSE

Flat 3

Total Area: 570ft²

Kitchen/Living Area _____ 17' 4" x 14' 3"

Bedroom 1 _____ 14' 2" x 11' 2"

Flat 4

Total Area: 592ft²

Kitchen/Living Area _____ 24' 0" x 11' 7"

Bedroom 1 _____ 12' 4" x 9' 0"



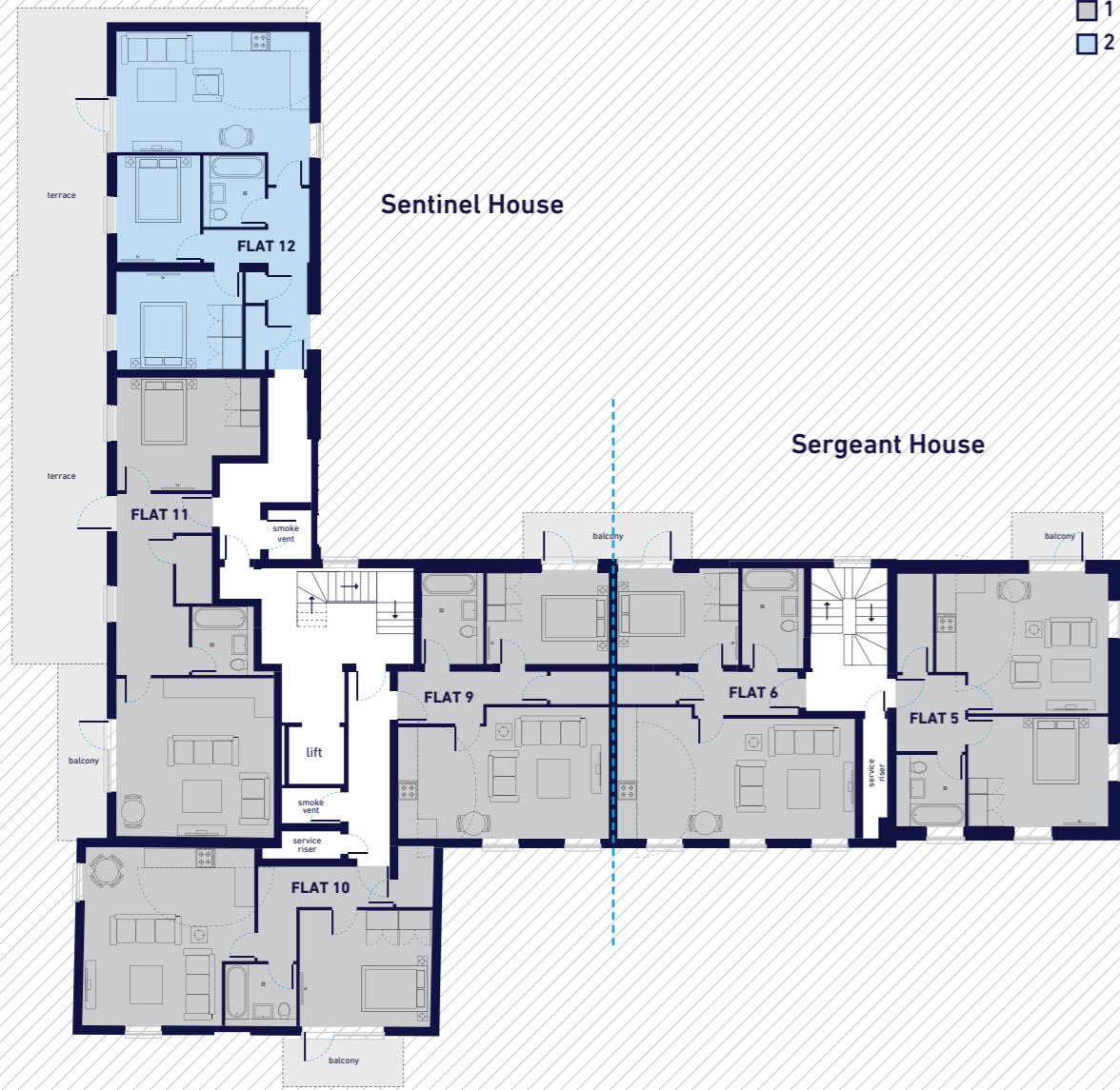
These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is for illustrative purposes only.



SECOND FLOOR



- 1 bedroom
- 2 bedroom



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SENTINEL HOUSE

Flat 9

Total Area: 527ft²
 Kitchen/Living Area _____ 21' 2" x 12' 3"
 Bedroom _____ 12' 1" x 8' 10"

Flat 10

Total Area: 603ft²
 Kitchen/Living Area _____ 17' 5" x 17' 1"
 Bedroom _____ 13' 2" x 12' 3"

Flat 11

Total Area: 581ft²
 Kitchen/Living Area _____ 15' 10" x 15' 4"
 Bedroom _____ 12' 0" x 11' 6"

Flat 12

Total Area: 667ft²
 Kitchen/Living Area _____ 18' 9" x 11' 2"
 Bedroom 1 _____ 11' 11" x 9' 6"
 Bedroom 2 _____ 10' 9" x 8' 6"

SERGEANT HOUSE

Flat 5

Total Area: 570ft²
 Kitchen/Living Area _____ 17' 4" x 14' 4"
 Bedroom 1 _____ 14' 2" x 11' 0"

Flat 6

Total Area: 592ft²
 Kitchen/Living Area _____ 23' 11" x 10' 7"
 Bedroom 1 _____ 10' 7" x 8' 11"



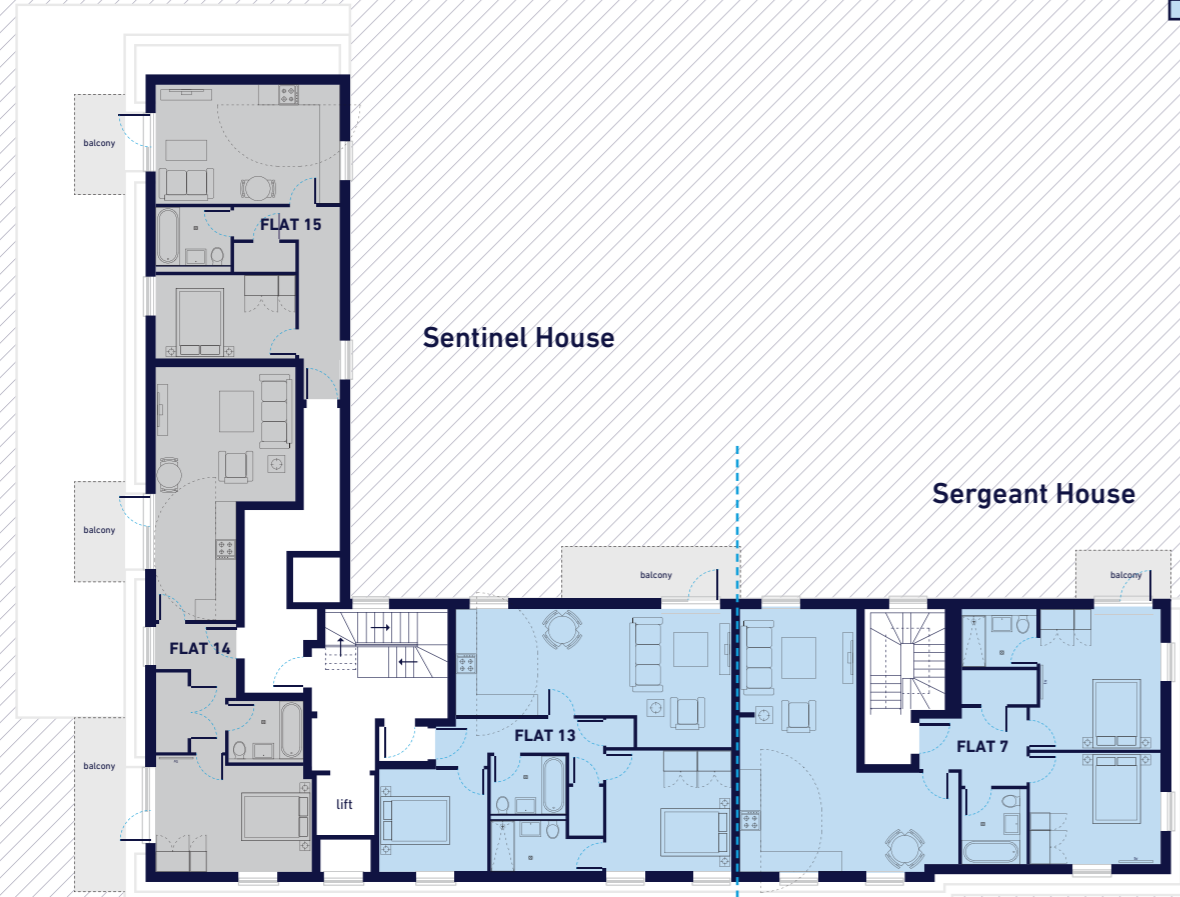
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THIRD FLOOR



- 1 bedroom
- 2 bedroom



SENTINEL HOUSE

Flat 13

Total Area: 797ft²

Kitchen/Living Area 26' 2" x 13' 3_{max}"

Bedroom 1 11' 8" x 11' 0"

Bedroom 2 10' 4" x 9' 10"

Flat 14

Total Area: 560ft²

Kitchen/Living Area 24' 1"_{max} x 13' 0"_{max}

Bedroom 14' 1" x 10' 11"_{max}

Flat 15

Total Area: 506ft²

Kitchen/Living Area 17' 1" x 11' 2"

Bedroom 13' 6" x 8' 8"

SERGEANT HOUSE

Flat 7

Total Area: 829ft²

Kitchen/Living Area 24' 8"_{max} x 20' 4"_{max}

Bedroom 1 12' 4" x 12' 0"

Bedroom 2 12' 7" x 10' 11"



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Apartment Specification.

GENERAL SPECIFICATION

- Aluminium framed double-glazed windows & doors (*anthracite*)
- Recessed spotlights to hallway, bathrooms and living/kitchen room
- Laminate flooring to hallway, living room/kitchen & storage cupboards, carpet to bedrooms (*beige/grey*)
- Wired for Digital and Sky TV
- Telephone points
- Bespoke built-in wardrobes to bedrooms
- Terraces/balconies to all apartments
- CAT 6 cabling
- Hot Water, Heating & Ventilation
- Air Source Heat Pump central heating & hot water system to radiators
- MVHR system throughout (mechanical ventilation heat recovery) – with cooling facility to selected apartments (*Sentinel House Flats 4, 8, 10, 12, 13, 14 & 15 & Sergeant House Flats 1, 3, 5 & 7*).

KITCHENS

- Super Matt finish kitchen units and cupboards
- White Quartz worktop, upstand and splashback behind hob
- Undermounted stainless steel sink with brushed nickel mixer tap
- Integrated appliances including;
 - Induction hob (*Bosch*)
 - Electric oven (*Bosch*)
 - Extractor hood (*Bosch*)
 - Fridge Freezer (*Bosch*)
 - Dishwasher (*Bosch*)
 - Washer Dryer (*Bosch*)

BATHROOMS & EN-SUITES

- Wall mounted WC with soft close toilet seat and dual flush push button
- Contemporary white basin with mixer tap and contemporary vanity unit
- Panel enclosed bathtub with mixer tap, glazed shower screen and shower over
- En-suites – walk in shower cubicle with glazed shower and thermostatic shower
- Heated towel rail
- Matt porcelain wall and floor tile
- Illuminated mirror
- Mechanical extractor fan

EXTERNAL

- Landscaped communal gardens
- Secure bike store
- Bin & recycling storage

AMENITIES & SECURITY

- Security video Entryphone system
- Lift (*Sentinel House only*)
- Mains operated Smoke alarms & heat detectors
- Communal lighting throughout
- CCTV to communal areas
- PV Panels to roof (*landlord supply*)
- All flats covered by a 10-year ICW structural warranty

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TOWNHOUSES

Designed for today. Ready for tomorrow.

The townhouses at The Old Police Station are designed for those who want more space, more privacy and a stronger sense of home. Arranged over multiple floors, they offer the comfort and proportions of a traditional house, combined with modern design and energy-efficient construction.

Inside, these homes are ideal for growing families or buyers looking to future-proof their move. Contemporary kitchens and living areas create natural hubs for everyday life, while well-proportioned

bedrooms provide flexibility for home working, guests or children. Private outdoor space adds another layer of appeal, offering room to relax, play or entertain.

Located within the wider development, the townhouses enjoy a sense of separation while remaining part of a thoughtfully planned community. With excellent local schools, green spaces and fast links into central London nearby, they offer a balanced lifestyle that's increasingly hard to find.



TOWNHOUSE

Total Area: 947ft²



GROUND FLOOR

Living Room _____ 11' 11" x 14' 5"

Kitchen _____ 7' 8" x 8' 8"

FIRST FLOOR

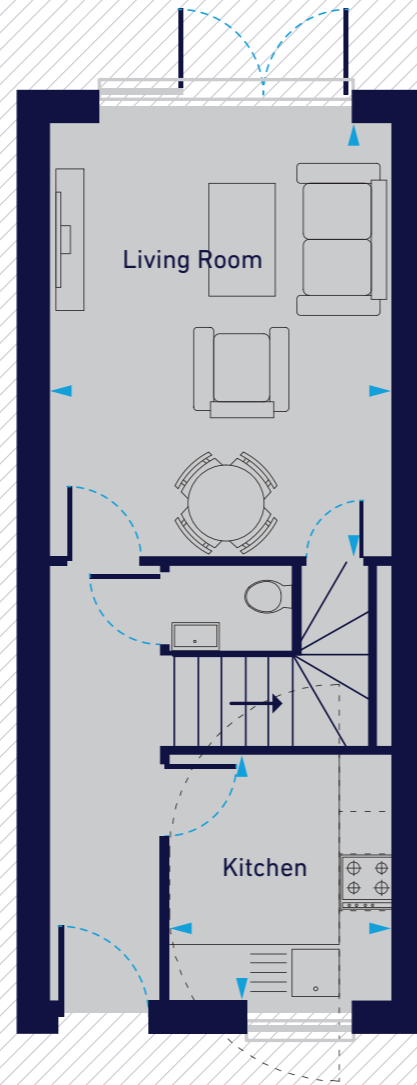
Bedroom 2 _____ 11' 11" x 9' 0"

Bedroom 3 _____ 11' 11" x 8' 8"

SECOND FLOOR

Bedroom 1 _____ 11' 11" x 10' 5"

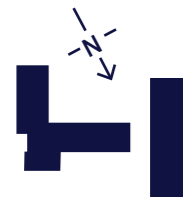
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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Townhouse Specification.

GENERAL SPECIFICATION

- Aluminium framed double-glazed windows & doors (*anthracite*)
- Recessed spotlights to hallway, living/kitchen and bathrooms, pendants to landings and bedrooms.
- Laminate flooring to hallway, living room/kitchen & storage cupboards, carpets to stairs, landings & bedrooms (*neutral*)
- Wired for Digital and Sky TV
- Telephone points
- Bespoke built-in wardrobes to bedrooms
- CAT 6 cabling
- Hot Water, Heating & Ventilation
- Air Source Heat Pump & hot water system.
- Underfloor heating to ground floor and radiators to upper floors
- MVHR system with cooling facility throughout (*mechanical ventilation heat recovery*)

KITCHENS

- Super Matt finish kitchen units and cupboards
- White Quartz worktop, upstand and splashback behind hob
- Undermounted stainless steel sink with brushed nickel mixer tap
- Integrated appliances including;
 - Induction hob (*Bosch*)
 - Electric oven (*Bosch*)
 - Extractor hood (*Bosch*)
 - Fridge Freezer (*Bosch*)
 - Dishwasher (*Bosch*)
 - Washer Dryer (*Bosch*)
- Bath & Shower rooms
- Wall mounted WC with soft close toilet seat and dual flush push button
- Contemporary white basin with mixer tap and contemporary vanity unit
- Panel enclosed bathtub with mixer tap, glazed shower screen and shower over
- Shower rooms – walk in shower cubicle with glazed shower and thermostatic shower
- Heated towel rail
- Matt porcelain wall and floor tiles
- Illuminated mirror

EXTERNAL

- Landscaped front and rear gardens (*paved courtyard style rear garden with planters*)
- Landscaped communal gardens
- Secure bike store
- Secure bin store
- Allocated parking bay with exclusive electric vehicle charging point

AMENITIES & SECURITY

- Mains operated Smoke alarms & heat detectors
- PV Panels to roof
- Biodiverse green roof
- All houses covered by a 10-year ICW structural warranty

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Whether you're drawn to the character of the apartments or the quality of the townhouses, The Old Police Station has something for everyone.

Homes are available now. To request further information or discuss which properties remain available, please get in touch with our selling agents below.

BUTLER & STAG
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