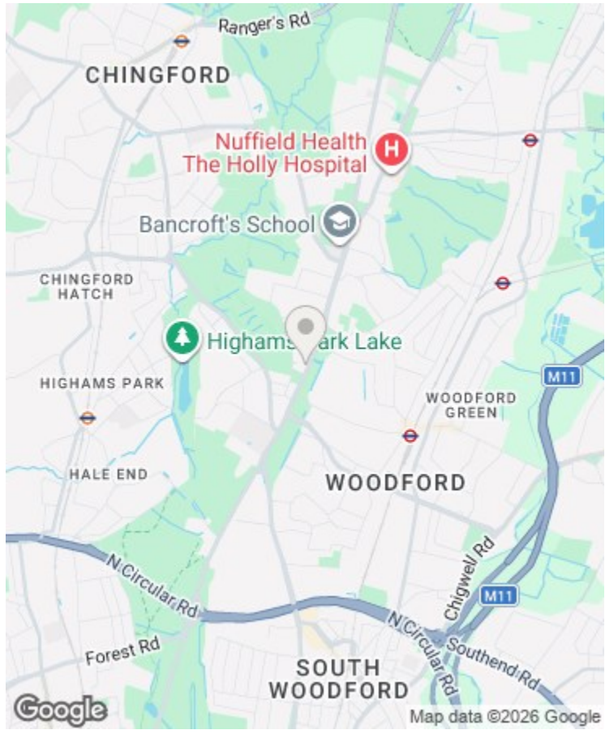
william rose

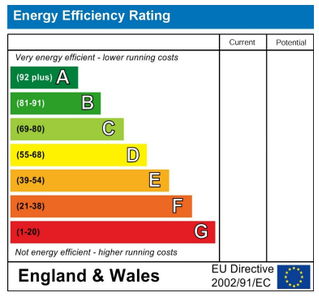



## Directions

## Viewings

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

## EPC Rating
















# 9a Sentinel House, The Old Police Station, High Road, Woodford Green, IG8 0SR

## Asking Price £300,000

- 30% SOLD
- Exclusive apartments former Woodford Green Police Station
- 10-year ICW structural warranty included
- Private terraces/balconies to selected apartment
- Landscaped communal gardens
- Selection of 1 & 2 bedroom apartments
- Integrated Bosch kitchen appliances
- Easy access to Woodford Central Line Station
- Close to Epping Forest and Highams Park
- High specification throughout



475 High Road, Woodford Green, Essex, IG8 0XE
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https://www.william-rose.com/

# 9a Sentinel House, The Old Police Station, High Road, Woodford Green IG8 0SP

A beautifully designed one bedroom apartment set within Sentinel House at The Old Police Station, benefiting from a private balcony and finished to a high specification throughout. Offering stylish open-plan living within this distinctive development

1 | 1 | 1 | Council Tax Band: New Build







30% SOLD

Apartments
The Old Police Station, Woodford Green, is an exceptional new development comprising a collection of contemporary one and two bedroom apartments alongside an exclusive terrace of three bedroom townhouses. Thoughtfully reimagined from the former Woodford Green Police Station, this landmark development perfectly combines heritage architecture with modern design in one of East London and West Essex's most sought-after residential locations. All homes are covered by a 10-year ICW structural warranty, providing added peace of mind for buyers.

Set moments from Epping Forest and surrounded by attractive tree-lined streets, the apartments offer stylish, low-maintenance living with excellent connectivity into Central London. Woodford Central Line Station is within easy reach, providing direct access to Liverpool Street, Bank and the West End, whilst the A406, M11 and M25 are all conveniently accessible.

The apartments have been carefully designed to maximise natural light and contemporary living, with spacious open-plan kitchen and reception areas, elegant bathrooms and well-proportioned bedrooms. Many homes benefit from private terraces or balconies, while residents also enjoy beautifully landscaped communal gardens, secure bike storage and lift access within Sentinel House.

Finished to an impressive specification throughout, each apartment features bespoke fitted kitchens with integrated Bosch appliances, quartz worktops and sleek cabinetry. Contemporary bathrooms are complemented by porcelain tiling, illuminated mirrors and premium fittings, whilst energy-efficient air source heat pumps and MVHR ventilation systems provide comfort and sustainability for modern living.

Woodford Green continues to be one of the area's most desirable neighbourhoods, known for its excellent schools, independent cafés, restaurants and abundance of green open spaces. Nearby South Woodford and Highams Park further enhance the lifestyle on offer, making The Old Police Station an outstanding place to call home.

For more details and full specification, please refer to the development brochure.

## Property Information / Disclaimer

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. Please note that some photographs may have been digitally enhanced, virtually staged, CGI generated, or AI improved for illustrative and marketing purposes.