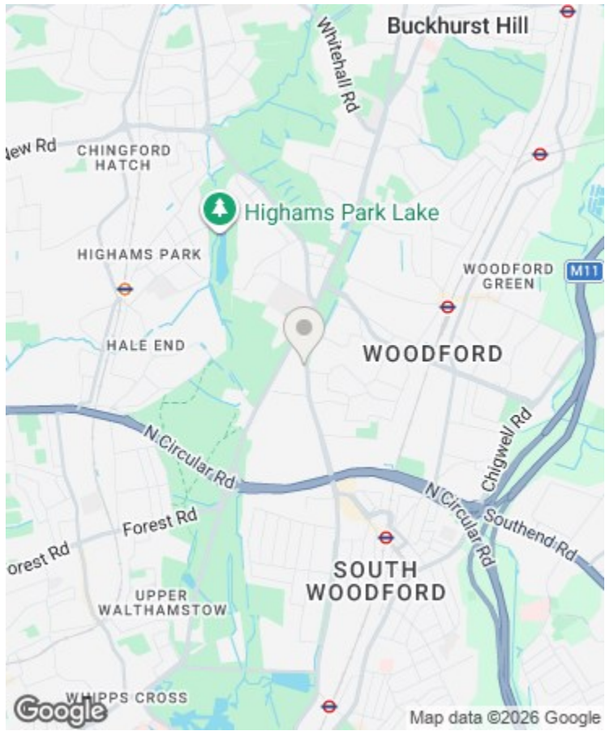


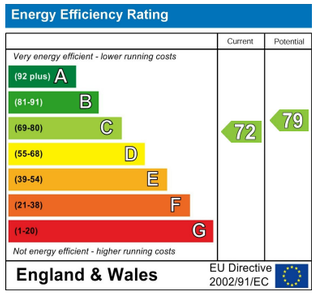
Directions

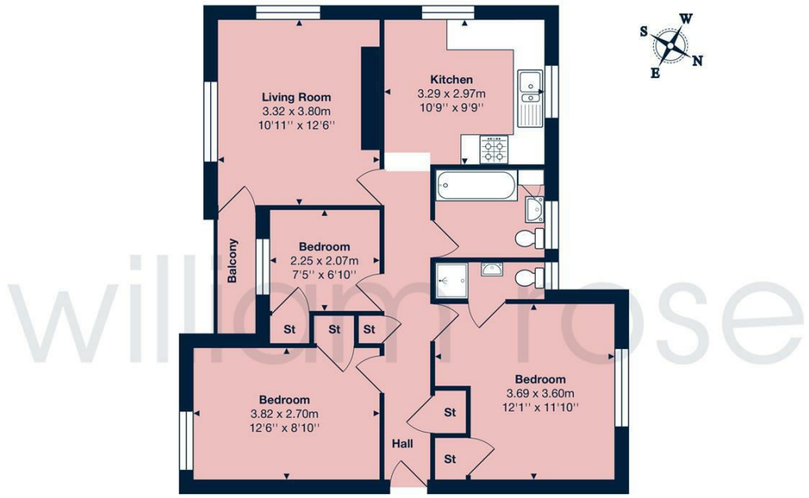
Viewings

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

EPC Rating

C





Total Area: approx. 66.7 m² ... 718 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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william rose

4 The Roses High Road, Woodford Green, IG8 9BN

Offers Over £400,000

- Three bedrooms
- Immaculatley presented
- Modern family bathroom
- Private balcony
- Secure phone entry
- First floor
- En-suite to master
- Spacious reception room
- Modern fitted kitchen / diner
- Close to schools & amenities

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

4 The Roses High Road, Woodford Green IG8 9BN

Located within the sought-after development of The Roses in Woodford Green, this immaculately presented three-bedroom first floor apartment offers bright, spacious and highly versatile accommodation ideal for first-time buyers, downsizers and investors alike. Finished to an excellent standard throughout, the property combines well-proportioned rooms with practical living space, all positioned within easy reach of local amenities, transport links and green open spaces.

3 2 1 C Council Tax Band: C

Upon entering the apartment, you are welcomed by a generous entrance hall providing access to multiple storage cupboards and all principal rooms. The property features two spacious double bedrooms alongside a third bedroom which could equally serve as a home office, nursery or dressing room. A bright and comfortable living room enjoys direct access onto a private balcony, creating an ideal space for relaxing or entertaining. The separate fitted kitchen offers ample storage and worktop space, whilst the accommodation is further complemented by a modern bathroom and separate WC for added convenience. The layout has been thoughtfully arranged to maximise both space and functionality, making the apartment well suited to a variety of lifestyles.

The Roses enjoys a central position in Woodford Green, placing residents within easy reach of an array of local shops, cafés, and everyday conveniences. Woodford Underground Station (Central Line) offers direct connections into the City and West End, making it an ideal choice for commuters. The area is also surrounded by beautiful open green spaces, including Epping Forest and Ray Park, perfect for weekend walks or outdoor activities. With excellent transport links, highly regarded schools, and a welcoming community, this location combines convenience with a fantastic quality of life.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 103 years remaining
Service Charge: £1300 per annum
Ground Rent: £10 per annum

EPC Rating: C
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.