

## Directions

## Viewings

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

## EPC Rating

C

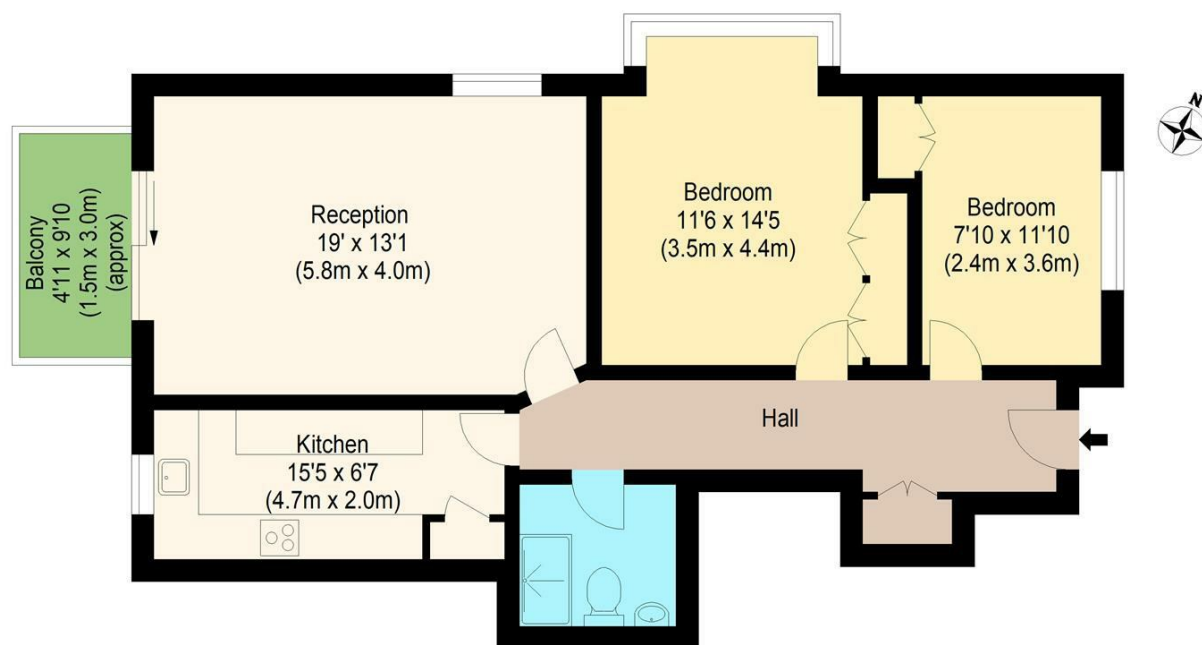
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



## 34 Tree Tops, 9 Sydney Road, Woodford Green, IG8 0SY

Guide Price £400,000

- Guide Price £400,000 - £450,000
- Garage
- Great views
- Communal gardens
- Sunset Avenue
- Share of freehold
- Balcony
- Good condition
- No chain
- Close to popular schools and shops



Second Floor

william rose  
Treetops, IG8

Approximate Gross Internal Floor Area : 76.41 sq m / 823 sq ft  
Balcony : 4.50 sq m / 48 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: 4/9/2024



## 9 Sydney Road, Woodford Green IG8 0SY

Guide Price £400,000 - £450,000 Set back off the popular Sunset Avenue is this large two bedroom apartment with a large balcony offering panoramic views of Epping forest and city skyline. The property benefits being sold chain free and having a share of freehold.



Council Tax Band: E



New to the market is this spectacular two bedroom apartment which has a spectacular view from the balcony offering panoramic views of Epping forest and city skyline.

The property itself is located on the second floor and offers spacious accommodation throughout with its large entrance hallway with storage, 19ft lounge/dinner leading to a balcony, master bedroom with built in wardrobes. There is also a further double bedroom, a fitted kitchen and a shower room. The property is set back offering stunning views over the golf course and Forest. This unique apartment has many features including garage, beautiful communal gardens and being sold with the share of freehold plus being chain free.

Tree Tops is widely known as one of Sunset Avenue's premier developments and is nestled on Sunset Avenue. This gives you direct access into the forest, whilst still being close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its door step, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all what Woodford can offer, whilst being so close to open green spaces and transport facilities really makes Tree Tops, Sunset Avenue an attractive place to live.

SHARE OF FREEHOLD (900+ year lease remaining)  
Service Charge: £3000 per annum approx.

EPC Rating: C  
Council Tax Band: E (London Borough of 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.