

## 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		70	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	



Total area: approx. 81.4 sq. metres (876.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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The Roses



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

Offers Over £300,000

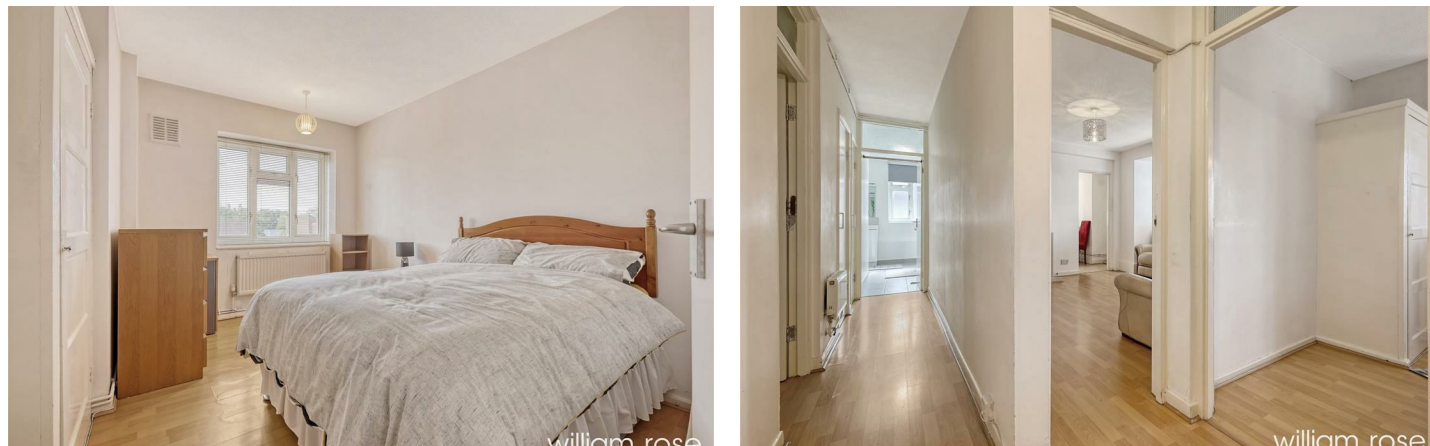
- \*SOLD BY WILLIAM ROSE\*
- Third Floor Apartment
- Ideal blank canvas
- Ample Storage Throughout
- Walking Distance to Transport
- Two Bedrooms
- Sought-after Location
- Separate Kitchen
- Close to Epping Forest

## 40 The Roses High Road, Woodford Green IG8 9BN

Situated on the third floor of the sought-after The Roses development, this well-proportioned two-bedroom apartment offers an exceptional opportunity for first-time buyers looking for a home they can truly make their own. Boasting 81.4 sq. metres (876 sq. feet) of accommodation, this property provides a superb blank canvas with bright, airy interiors and a layout perfectly suited for modern living.



Council Tax Band: C



Entering through the front door, you are welcomed into a central hallway which connects the home's main rooms. To your right, you'll find a generously sized living room (3.70m x 5.05m) perfect for relaxing or entertaining, with a doorway leading into a well-planned kitchen (4.06m x 2.40m) featuring ample space for appliances and storage. Moving back into the hallway, there are two storage cupboards before reaching the bathroom, complete with a bath and overhead shower. To the left of the hallway lies the first bedroom (3.70m x 3.60m), a spacious double, and at the far end of the property sits the second bedroom (3.34m x 4.10m), also a comfortable double room.

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: 172 years remaining (Lease currently is 82 years and will be extended with the sale)

Service Charge: £1100 per annum

Ground Rent: £425 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.