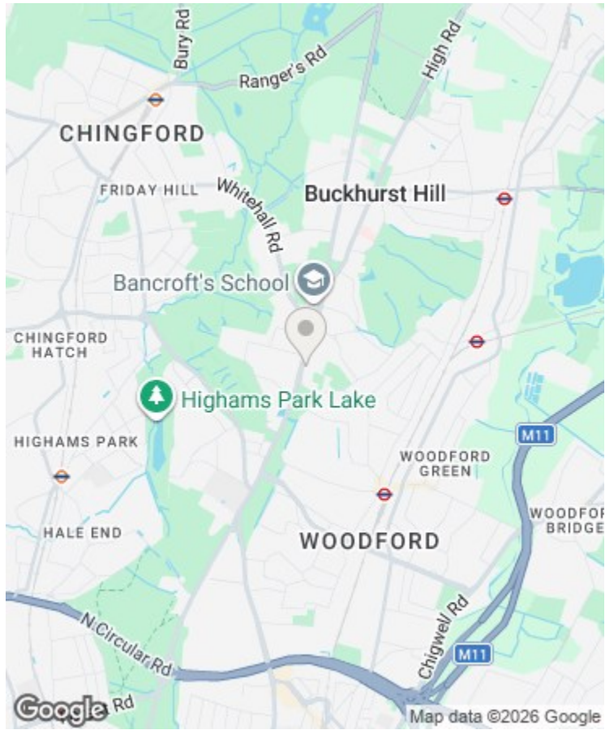
william rose



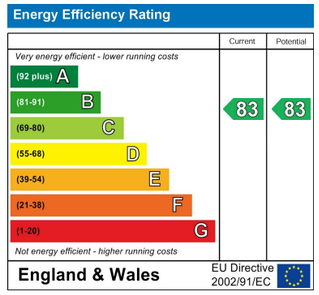
Directions

Viewings

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

EPC Rating

B

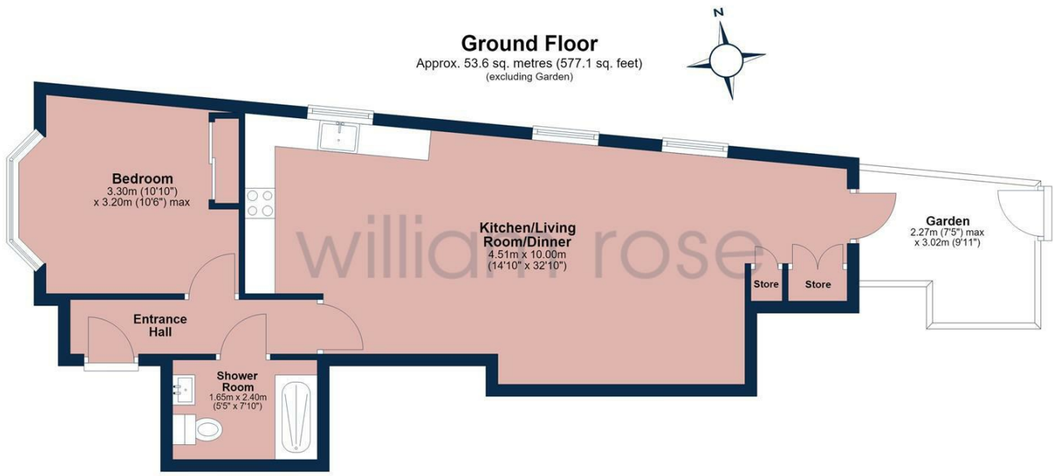












Total area: approx. 53.6 sq. metres (577.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Plan produced using PlanUp.

Lilac House

Flat 1, Lilac House 512-514 High Road, Woodford Green, IG8 0PN

Guide Price £300,000

- GUIDE PRICE: £300,000 - £325,000
- Ground floor
- Gated parking
- Modern shower room
- Close to amenities, green spaces
- High specification
- Private garden
- Open plan kitchen/dining/living
- Secure entry system
- Walking distance to transport

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

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Lilac House 512-514 High Road, Woodford Green IG8 0PN

GUIDE PRICE: £300,000 - £325,000 Nestled within the exclusive Lilac House development in the heart of Woodford Green, this beautifully presented one-bedroom ground floor apartment offers contemporary living with the rare benefit of its own private garden and allocated gated parking. Built in 2016, the property has been thoughtfully upgraded by the current owners with stylish finishes and modern touches throughout, creating a home that is ready to move straight into. Perfect for first-time buyers, downsizers or investors, this is an exceptional opportunity to acquire a turnkey apartment in a highly desirable location.

1 | 1 | 1 | B | Council Tax Band: C







Upon entering, you are welcomed into a bright entrance hallway leading through to an impressive open-plan living space. The contemporary kitchen has been beautifully designed with sleek cabinetry, integrated appliances, ample worktop space and a breakfast bar, seamlessly flowing into the spacious lounge and dining area. Tasteful décor, quality flooring and bespoke feature panelling create a warm and inviting atmosphere, while large windows allow natural light to flood the room. The generous double bedroom benefits from a charming bay window, complemented by a stylish, fully tiled shower room finished to an excellent standard. Completing the property is a private enclosed garden, providing an ideal outdoor retreat for relaxing, entertaining or enjoying a morning coffee. The apartment also benefits from secure entry, allocated parking behind electric gates.

Perfectly positioned on the prestigious High Road, Lilac House enjoys an enviable location in the heart of Woodford Green. Surrounded by the natural beauty of Knighton Wood and Epping Forest, residents can enjoy miles of woodland walks and open green spaces just moments from the doorstep. The property is also within walking distance of Woodford Green's thriving selection of independent cafés, highly regarded restaurants and traditional pubs, offering an exceptional lifestyle rarely found so close to London. Excellent transport links complete the picture, with Woodford and South Woodford Central Line stations, frequent bus services and easy access to the A406, M11 and M25 ensuring effortless connectivity for commuters.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 114 years remaining
Service Charge: £2,391.80 per annum (not inc. buildings insurance)
Ground Rent: £310 per annum

EPC Rating: B
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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.