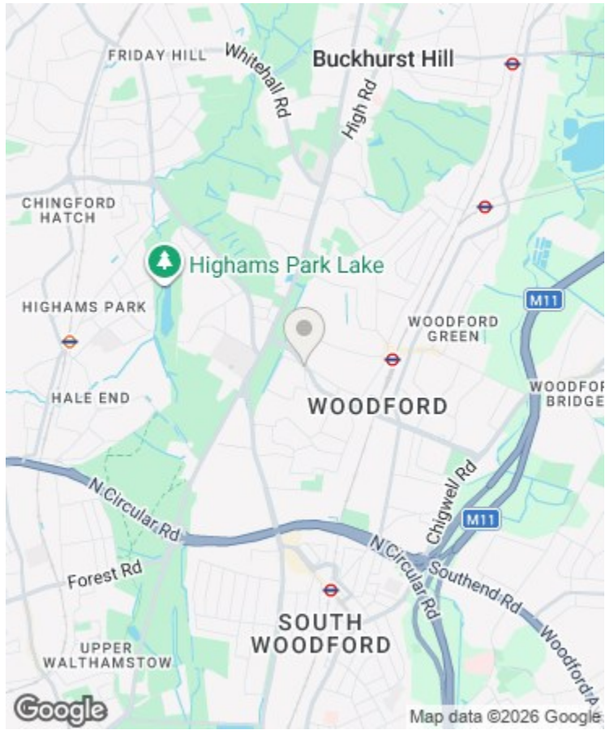


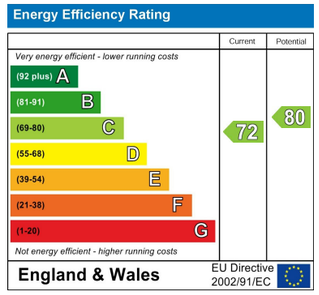
Directions

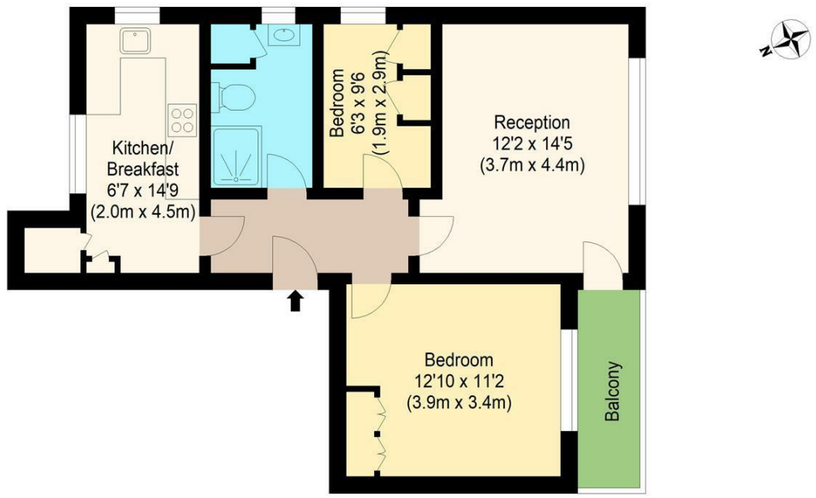
Viewings

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

EPC Rating

C





Second Floor

william rose

Fairfield Court, IG8

Approximate Gross internal Floor Area : 57.23 sq m / 616 sq ft
Approximate Gross Balcony Area : 3.89 sq m / 42 sq ft

Certified Property Measurer

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: 10/2/2025

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

william rose

12 Fairfield Court Fairfield Road, Woodford Green, IG8 9JL

Offers Over £300,000

- *SOLD BY WILLIAM ROSE*
- Bright and spacious
- Modern fitted kitchen
- Security Phone Entrance System
- Long lease
- Large private balcony
- Spacious lounge/diner
- Close to shops & transport
- Sought after location
- Close to open green spaces

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

12 Fairfield Court Fairfield Road, Woodford Green IG8 9JJ

This delightful two-bedroom apartment with a private balcony overlooking green space offers a perfect blend of comfort and convenience with Woodford station an local shops, bars and restaurants close by.

2 1 1 C Council Tax Band: C

Guide Price - £300,000 to £325,000

Nestled on the sought-after Fairfield Road in Woodford Green, this well presented two-bedroom apartment which offers a perfect blend of modern living, comfort, and convenience. Spanning an impressive 616 square feet, this home is ideal for first-time buyers, professionals, or small families looking for a well-connected and stylish space.

Upon entering, you are welcomed into a bright and airy lounge, which serves as the heart of the home. This inviting living area extends onto a private balcony, offering a serene retreat with picturesque views of lush greenery—perfect for morning coffee or relaxing after a long day.

The property features a modern, fully fitted kitchen, ample storage, with the contemporary bathroom is equally well-appointed, boasting stylish fixtures and a clean, elegant design. Both bedrooms are good size, with large windows that flood the rooms with natural light, creating a warm and comfortable atmosphere.

Situated just a short walk from Woodford Station (Central Line), commuting into central London is quick and convenient. The property is also within easy reach of The Broadway, offering an excellent selection of boutique shops, cafés, and restaurants, perfect for weekend leisure.

With a long lease in place, this apartment presents a fantastic opportunity to step onto the property ladder in a highly desirable location.

Don't miss your chance to view this charming home —contact us today to arrange a viewing and make this wonderful apartment yours!

Property Information / Disclaimer – LEASEHOLD

Lease Length: 179 years
Service Charge: £1,545.83 including building insurance per annum
Ground Rent: £0 per annum

EPC Rating: D
Council Tax Band: London Borough of Redbridge C

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.