

Directions

Viewings

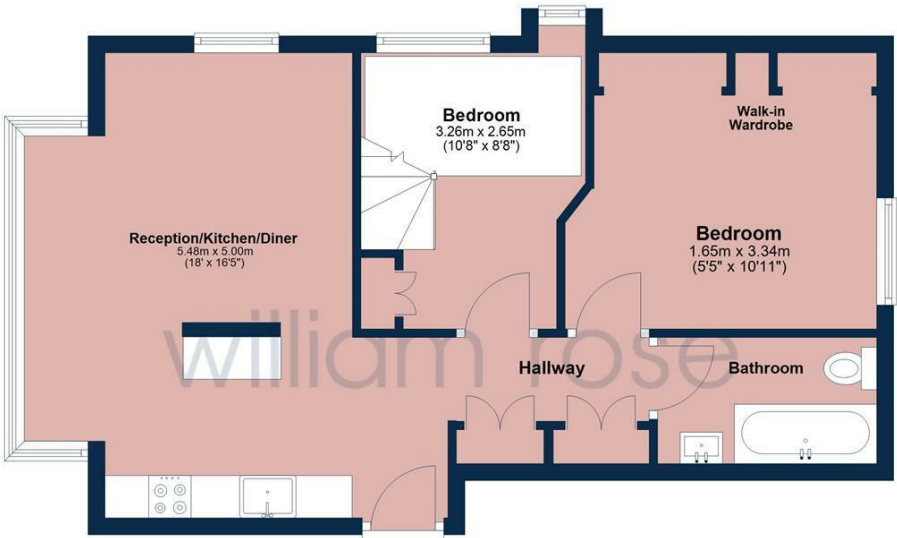
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

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

Ground Floor

Approx. 50.5 sq. metres (544.1 sq. feet)



Total area: approx. 50.5 sq. metres (544.1 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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High Road



Flat 2 156 High Road, Woodford Green, IG8 9EF

Offers Over £350,000

- Two Bedrooms
- Off-Street Parking
- Modern Fitted Kitchen
- Walk-in Wardrobe
- Great Location for Schools
- Character Property
- Open Plan Living Space
- Family Bathroom
- Walking Distance to Central Line Stations
- Ideally Located for Local Amenities

# Flat 2 156 High Road, Woodford Green IG8 9EF

Set in a prime location on the sought-after High Road in Woodford Green, this well-presented two-bedroom ground floor apartment is perfectly positioned within walking distance of both Woodford and South Woodford Central Line stations—making it an ideal choice for commuters. The property also benefits from off-street parking, with excellent access to local amenities, restaurants, cafes, and shops, the home is also located close to well-regarded schools, including the highly rated Churchfields School.

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Council Tax Band: B



Guide Price £350,000 to £375,000

Stepping through the front door, you are welcomed into a spacious hallway that leads you through the heart of the home. To the left, you'll find a large open-plan reception/kitchen/dining area, perfect for modern living and entertaining. The kitchen is well-fitted and benefits from ample storage and workspace. The apartment features two well-proportioned bedrooms; the main bedroom includes a walk-in wardrobe, offering excellent storage. A stylish bathroom completes the accommodation, fitted with both a bathtub and contemporary finishes throughout.

Woodford Green is a vibrant and leafy suburb located on the East London boarder, popular with families and professionals alike due to its outstanding transport links and excellent local amenities. The area boasts a wonderful mix of green spaces such as Epping Forest, boutique shops, independent cafes, and a range of highly regarded schools. The Central Line provides easy access into the City and West End, while the nearby A406 and M11 offer convenient road links. With a strong sense of community and a perfect balance of urban convenience and suburban calm, Woodford Green continues to be one of the most desirable locations in the Essex area.

## Property Information / Disclaimer

LEASEHOLD

Lease Length: 177 years remaining

Service Charge: £1585.15 per annum

Ground Rent: £75 per annum

EPC Rating:

Council Tax Band:

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.