



Directions

Viewings

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

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 38.4 sq. metres (413.4 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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Conifer Lodge



1 Conifer Lodge Montalt Road, Woodford Green, IG8 9SA

Guide Price £240,000

- *SOLD BY WILLIAM ROSE*
- CHAIN FREE
- Spacious bedroom / living area
- External storage shed
- Close to Highams Park

- Well maintained
- Modern fitted kitchen
- Modern family bathroom
- Communal gardens
- Ideal first-time purchase or investment

1 Conifer Lodge Montalt Road, Woodford Green IG8

NSA

Situated within the sought-after Conifer Lodge on Montalt Road in Woodford Green, this well-presented ground floor studio apartment is offered to the market chain free and has been maintained to a good standard throughout. Benefitting from a well-kept communal garden and an external storage shed, the property represents an excellent opportunity for first-time buyers, downsizers or investors alike.



Council Tax Band: B



Upon entering the property, you are welcomed into a central hall which provides access to all principal rooms and includes a useful built-in storage cupboard. The separate kitchen offers a practical layout with a range of wall and base units, ample worktop space and room for appliances, along with a window allowing for natural light. The bathroom is fitted with a bath and overhead shower, wash hand basin and WC. The main bedroom / living area is a bright and versatile space, enhanced by an attractive bay window which draws in plenty of natural light. Cleverly designed fitted storage and a Murphy pull-down bed allow the room to be effortlessly transformed from a comfortable living space into a sleeping area, maximising both space and functionality.

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.

Externally, residents benefit from a well-maintained communal garden, ideal for enjoying outdoor space during the warmer months. The property also includes an external storage shed, providing valuable additional storage. Offered to the market chain free, this is a superb opportunity to secure a ready-to-move-into home in a desirable setting.

Conifer Lodge is ideally located in Woodford Green, close to the ever-popular Highams Park, known for its scenic boating lake and open green spaces. The area is a favourite with local residents, with Humphreys Café providing a well-loved spot for coffee and brunch overlooking the water. Woodford Green itself offers a range of shops, restaurants and everyday amenities, along with convenient transport links into London, making it particularly appealing for commuters. The combination of green surroundings and accessibility continues to make this a highly desirable location.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 115 years remaining

Service Charge: £1513 per annum service charge (includes building insurance)

Ground Rent: £10 per annum

EPC Rating: D

Council Tax Band: B (Waltham Forest)