

Directions

Viewings

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

EPC Rating

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 41.6 sq. metres (448.2 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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Plan produced using PlanUp.

Smeaton Road



Upper Flat, 11 Smeaton Road, Woodford Green, IG8 8BD

£240,000

- 1 bedroom flat
- Brick fronted
- Popular road
- Short walk to woodland
- Close to shops
- No chain
- Close to station
- Period property



# Upper Flat, 11 Smeaton Road, Woodford Green IG8

ODN

A rare opportunity to purchase this beautifully presented one-bedroom first floor flat, ideally located within a charming brick-fronted period property in the heart of Chigwell/Woodford Green. Sold chain free.



Council Tax Band: B



This attractive property effortlessly combines timeless character with modern comfort, making it a superb choice for first-time buyers, downsizers, or investors alike. The property offers a bright and welcoming layout, beginning with a generously proportioned living room that provides an ideal space for both relaxing and entertaining. The separate modern kitchen has been thoughtfully designed with sleek cabinetry, integrated appliances, and ample worktop space, perfect for home cooking. The double bedroom is well-sized and filled with natural light, while the modern bathroom features a white suite. Throughout the flat, double glazing enhances energy efficiency and comfort, and the gas central heating system adds further practicality. The property is situated on the first floor of an attractive period house, offering both privacy and charm in equal measure.

Conveniently positioned, the flat is within close walking distance of Chigwell and Woodford Underground Station on the Central Line, providing direct links to Stratford, Liverpool Street, and Oxford Circus. This makes the property particularly appealing to commuters seeking easy access to central London. The surrounding area is well-regarded for its peaceful, leafy streets, strong sense of community, and excellent local amenities. A wide range of shops, cafés, restaurants, and supermarkets are nearby, along with respected schools and expansive green spaces including Epping Forest and Hainault Forest Country Park. Offering a perfect blend of location, lifestyle, and quality, this well-maintained one-bedroom home presents an outstanding opportunity in one of Chigwell's most desirable settings.

## Property Information / Disclaimer

LEASEHOLD  
Lease Length: 125 approx  
Service Charge: Building insurance £418.07  
Ground Rent: £300 approx.

EPC Rating: E  
Council Tax Band: B

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.