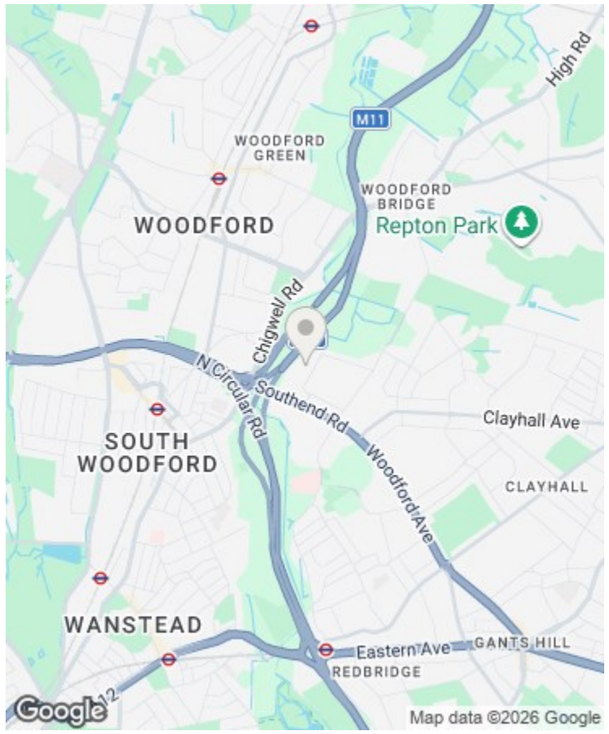
william rose



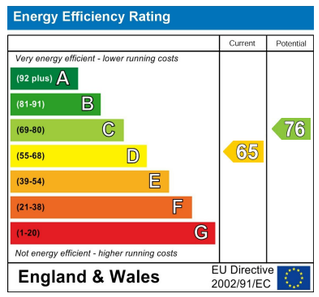

## Directions

## Viewings

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

## EPC Rating

D





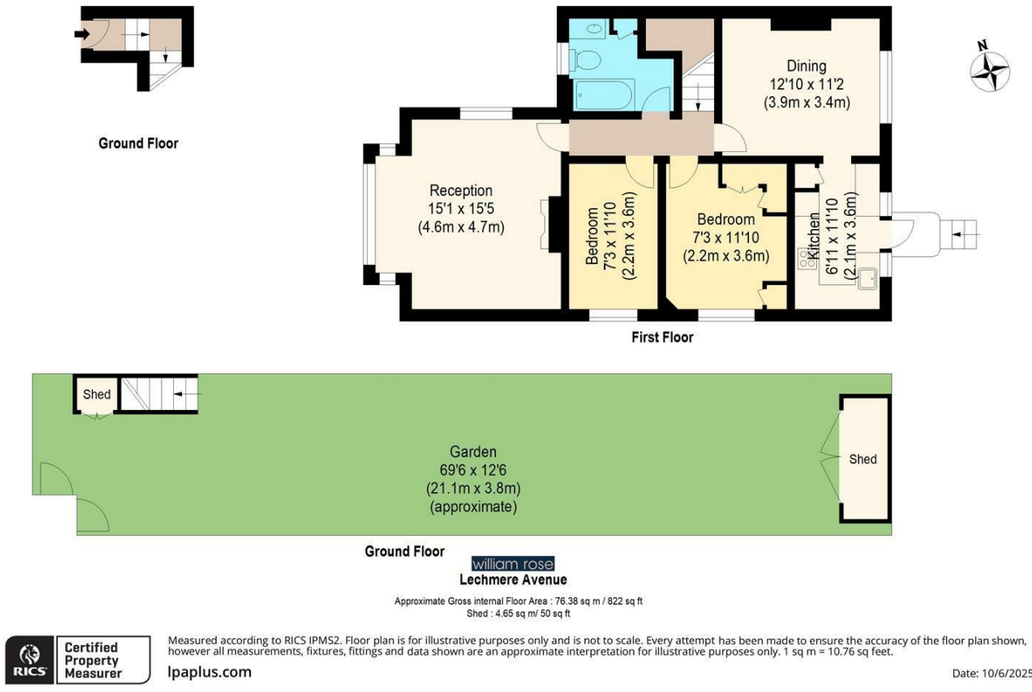











RICS Certified Property Measurer

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: 10/6/2025

# 92 Lechmere Avenue, Woodford Green, IG8 8QG

## Asking Price £390,000

- Two-bedroom first floor maisonette
- Private front door entrance
- Separate dining area with adjoining kitchen
- Modern fitted kitchen
- Sought-after residential location in Woodford Green
- Rear access to private garden from kitchen
- Bright and spacious reception room
- Private staircase leading to own rear garden
- Close to Woodford and South Woodford Central Line stations
- Walking distance to amenities & schools



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

# 92 Lechmere Avenue, Woodford Green IG8 8QG

Located on the popular and tree-lined Lechmere Avenue in the heart of Woodford Green, this beautifully presented two-bedroom first floor maisonette offers the perfect blend of suburban tranquillity and urban convenience. Just a short walk from local shops, parks, and excellent transport links, the property is ideal for first-time buyers, families, or investors looking to secure a home in this sought-after area.

2 | 1 | 2 | D | Council Tax Band: C








Accessed via its own private front door, the home opens onto a welcoming hallway leading into a spacious reception room filled with natural light. The property comprises two generously sized bedrooms, a modern and recently refurbished bathroom, and a separate dining room adjacent to a modern fitted kitchen. The kitchen provides direct access to a staircase leading down to your own private rear garden—complete with a handy shed and ample space for outdoor entertaining. Maintained to a high standard by the current owners, the home is ready to move into and requires no work.

Lechmere Avenue is a quiet residential street in Woodford Green, popular with families and professionals alike. It offers easy access to the Central Line via Woodford or South Woodford stations, as well as proximity to the open spaces of Epping Forest and local amenities including cafes, restaurants, and reputable schools. This is a location that combines the best of London living with a village feel whilst being within walking distance to a number of well regarding schooling and nursery options.

## Property Information / Disclaimer

LEASEHOLD
Lease Length: 164 years remaining
Service Charge: £0 per annum
Ground Rent: £75 per annum

EPC Rating: D
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.