



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose  
Chingford Lane, IG8

Approximate Gross Internal Floor Area: 52.95 sq m / 570 sq ft



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: 18/10/2024



71a Chingford Lane, Woodford Green, IG8 9QS

£1,500 PCM

- One bedroom
- Kitchen with breakfast bar
- Close to Woodford Central Line
- Close to Highams Park Station
- Close to local shops
- Large lounge
- First floor
- Good size bathroom
- Warren built property
- Forest access close by



## 71a Chingford Lane, Woodford Green IG8 9QS

This one bedroom flat offers spacious accommodation throughout and is located in prime Woodford Green. The property is set back of Chingford Lane and is close both Woodford station and Highams Park amenities. The property is also a short walk to shops and Epping Forest.

Set within one of Woodford Green's most desirable residential locations, this beautifully presented first-floor Warner-style maisonette effortlessly blends period charm with modern comfort. Accessed via its own private entrance, the property immediately impresses with its characterful features and well-proportioned accommodation throughout.

The split-level landing leads to a spacious reception room, enhanced by a striking feature fireplace that creates a warm and inviting focal point—ideal for both relaxing and entertaining. The home further benefits from a well-appointed fitted kitchen, a modern family bathroom, and a generously sized double bedroom with excellent built-in storage. The layout is practical and bright, with a natural flow that maximises space and natural light, making this an ideal home.

Perfectly positioned for commuters, the property offers easy access to Highams Park Overground Station and Woodford Central Line Station, providing swift connections into the City and West End. Outdoor and lifestyle amenities are close at hand, including Highams Park Lake, Epping Forest, Woodford High Road, and a wide selection of shops, cafés, and restaurants.

A charming and characterful home in a prime location, offering the best of period living with everyday convenience.



Council Tax Band: C

