



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	76
(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	



Total area: approx. 42.6 sq. metres (459.0 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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Mallards Road



5 Mallards Road, Woodford Green, IG8 7DF

£1,500 Per Month

- One Bedroom flat
- Recently fitted kitchen and Bathroom
- Allocated parking space
- Spacious throughout
- Ground floor
- Own garden with side access
- Good transport links
- Close to Woodford Central Line Station

## 5 Mallards Road, Woodford Green IG8 7DF

Situated in the charming Woodford Green area, this inviting apartment on Mallards Road offers a well-appointed reception room perfect for relaxation or entertaining, a cosy double bedroom, and a thoughtfully designed bathroom. Ideal for individuals or couples seeking a low-maintenance lifestyle, the property is surrounded by picturesque scenery, local amenities, and excellent transport links for easy access to London.

Nestled in the charming area of Woodford Green, this delightful apartment on Mallards Road offers a perfect blend of comfort and convenience. The property features a well-appointed reception room, ideal for relaxation or entertaining guests. The bedroom provides a cosy retreat, ensuring a peaceful night's sleep. The bathroom is thoughtfully designed, catering to all your daily needs. This apartment is perfect for individuals or couples seeking a low-maintenance lifestyle in a desirable location.

Woodford Green is known for its picturesque surroundings and excellent transport links, making it easy to access the vibrant amenities of London while enjoying the tranquillity of suburban living. With local shops, parks, and schools nearby, this property is not only a home but also a gateway to a fulfilling lifestyle.



Council Tax Band: C



william rose

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