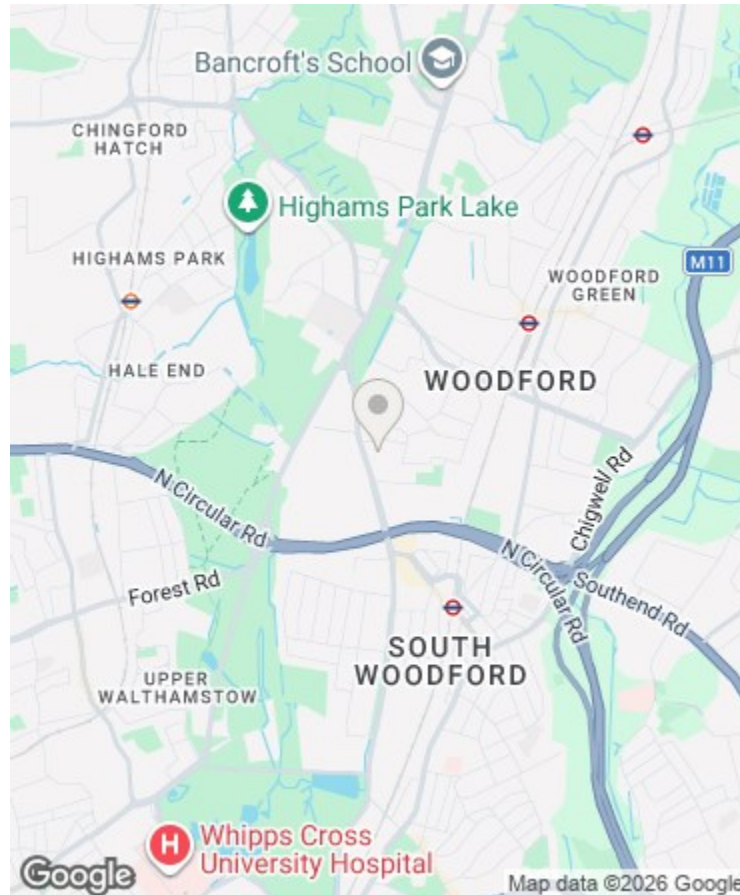




Directions

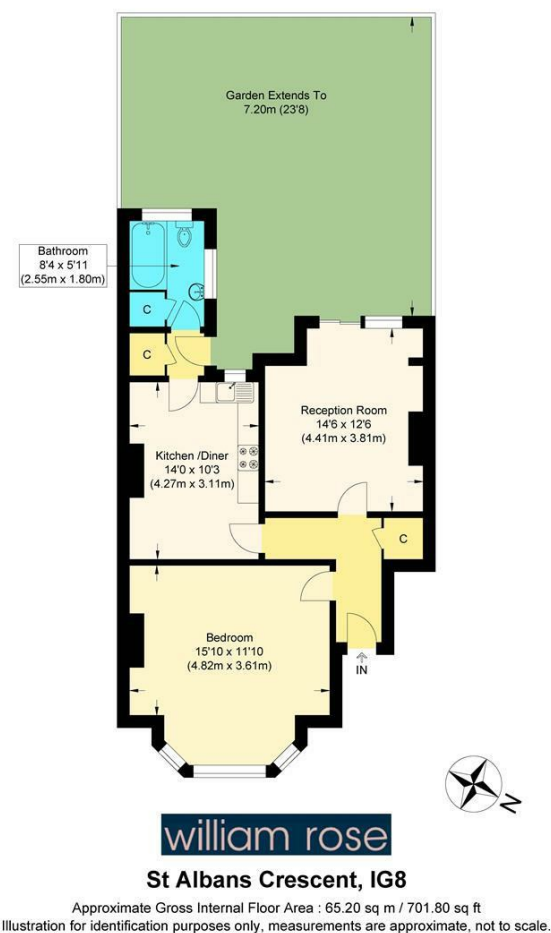
Viewings

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		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



13a St Albans Crescent, Woodford Green, IG8 9EH

£1,750 Per Month

- One bedroom flat
- Many features
- Full of charm
- Eye catching frontage
- Modern bathroom
- Sole use garden
- Popular road
- Close to station
- Close to shops
- Rare to the market

13a St Albans Crescent, Woodford Green IG8 9EH

Located in this quiet residential road is this unique one bedroom period flat with an attractive sole use garden. The property offers some excellent features and is in stunning condition throughout. Close to Central Line station, George Lane and Woodford Broadway.

1

1

1

D

Council Tax Band: C



Rare to the market, located in St Albans Crescent is a premier residential road within the heart of Woodford Green, is this one bedroom period raised ground floor maisonette which has many period features and offers excellent size accommodation throughout. This unique property is a one off and the current owner has maintained the property very well as its in very good condition throughout.

The property is on a lovely tree-lined road with many eye catching Victorian and Edwardian. This property benefits from having an attractive frontage with period features such as cornicing and coving, stripped floorboard and feature fireplace. The property offers one bedroom, a beautiful good-sized sitting room, bathroom and fitted kitchen diner. The peaceful sole use garden has direct access from the flat and has a patio area leading to lawn.

St Albans has easy access to local shopping facilities (with Waitrose just a mile away) and various other amenities including restaurants on Woodford High Road, The Broadway and George Lane. Woodford and South Woodford station, on the Central Line, is a short walk away, four bus routes even closer, and there are road links to the A406 (North Circular), M11 and M25. By contrast, Epping Forest is also nearby and, with the Green, offers plenty of green space for long walks.

Redbridge council band C
EPC rating D