



## Directions

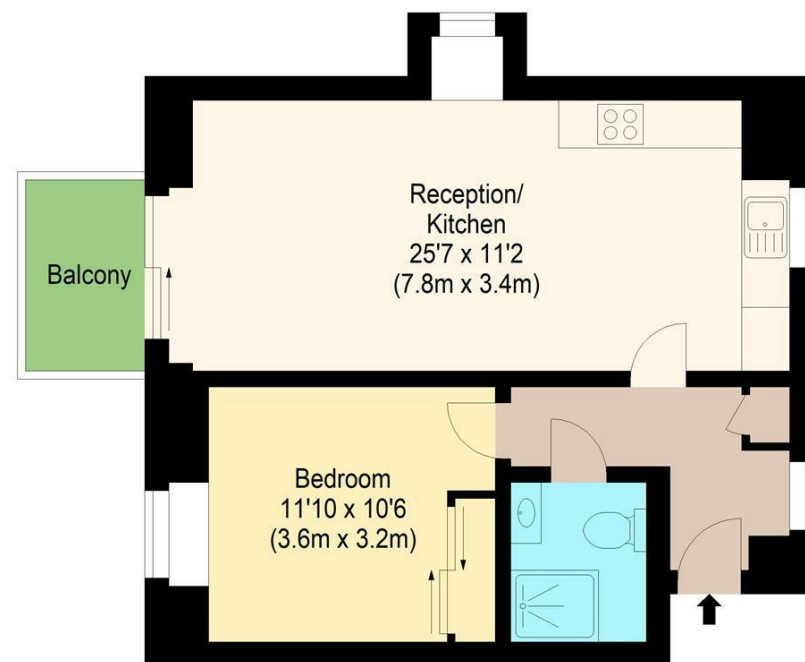
## Viewings

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

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second Floor

william rose  
Beech Oak Court, IG8

Approximate Gross Internal Floor Area : 49.79 sq m / 536 sq ft  
Balcony : 3.60 sq m / 39 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: 9/10/2024



9, Beech Oak Court 156 Snakes Lane East, Woodford Green, Essex, IG8 7JD  
£1,500 Per Month

- One bedroom apartment
- Lounge with balcony
- Security entry system
- Open plan living
- EPC B
- Close to Woodfords shops and station
- Allocated parking space
- Well Maintained Throughout
- Close to amenities
- Council Tax C

# 9, Beech Oak Court 156 Snakes Lane East, Woodford

Green 169 710

Welcome to this charming one-bedroom apartment located in the desirable Beech Oak Court on Snakes Lane East, Woodford Green. This purpose-built flat, constructed in 2013, offers a contemporary living experience with a well-thought-out layout spanning 495 square feet.

As you enter, you are greeted by a bright and inviting reception room that seamlessly connects to a private balcony, perfect for enjoying your morning coffee or unwinding after a long day. The modern kitchen is equipped with high-quality appliances, making it a delight for any home cook. The bathroom is equally stylish, featuring contemporary fittings that enhance the overall appeal of the property.

This apartment also benefits from an allocated parking space, providing convenience in this bustling area. Situated just minutes away from a variety of shops, cafes, and the Woodford Central Line station, you will find that everything you need is within easy reach. Whether you are commuting to work or enjoying a leisurely weekend, this location offers the perfect balance of accessibility and comfort.

This property is ideal for first-time buyers or those looking to downsize, offering a modern lifestyle in a vibrant community. Do not miss the opportunity to make this delightful apartment your new home.



Council Tax Band: C

