



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



Total area: approx. 67.6 sq. metres (727.2 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/outdoor space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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The Broadway



10B The Broadway, Woodford Green, IG8 0HL

£2,300 Per Calendar Month

10B The Broadway, Woodford Green IG8 0HL

A stunning new 2 bedroom 2 bathroom luxury apartment directly opposite Woodford Central Line Station, featuring bright open-plan living and a private west-facing balcony.



Council Tax Band: New Build



Located directly opposite Woodford Central Line Underground Station, The Broadway is an exclusive development of just three newly built luxury apartments, each benefiting from its own private west-facing balcony.

Arranged across the first, second and third floors, the apartments make an immediate impression on entry with an abundance of natural light, enhanced by multiple windows and rooflights that create a bright, airy and uplifting living environment throughout. Each home features a generous open-plan reception and dining space seamlessly connected to a sleek, fully integrated kitchen. Finished with elegant quartz worktops, the kitchens are equipped with high-quality appliances including a tall fridge/freezer, microwave, dishwasher and washer/dryer, offering both style and everyday practicality.

Spacious hallways lead to the principal bedrooms, which enjoy access to magnificent west-facing balconies, ideal for relaxing and unwinding in the evening sun. These rooms are complemented by extensive fitted wardrobes, drawers, bedside units and reading lights, while the luxurious en-suite shower rooms are finished to an exceptional standard with floating WCs, walk-in showers, heated towel rails, underfloor heating and contemporary vanity units.

The second bedrooms are equally well proportioned and also benefit from fitted bedroom furniture, making the apartments perfectly suited to professional sharers or families alike. The family bathrooms mirror the same high-quality finish found throughout the property, reinforcing the premium feel of each apartment.

Further features include a video entry system with door release, security alarm, underfloor heating to the bathrooms, double and triple column radiators, solid oak skirting and architraves, Amtico herringbone flooring throughout and fitted bedroom furniture, in addition to the private west-facing balconies.

Ideally positioned on The Broadway in the heart of Woodford Green, the development enjoys immediate access to an excellent selection of local

amenities. The vibrant parade of shops includes a popular deli and grocery store renowned for its coffee and premium produce, a Belgian café, Sainsbury's supermarket, fishmonger, butcher, post office, sushi restaurant and takeaway, barbers, hairdressers and dry cleaners. The area also benefits from a strong sense of community, making it a particularly attractive place to live.

For commuters, the location is hard to beat, with Woodford Underground Station directly opposite the building providing fast and convenient access into central London. For those working from home, the apartments are equipped with fibre internet, offering superfast broadband connectivity.

Further information regarding parking permit options is awaited.