

Total area: approx. 114.6 sq. metres (1233.4 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.

Floor Plan Drawn According To RICS Guidelines

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The Grange



The Grange, South Woodford

Asking Price £600,000 Leasehold

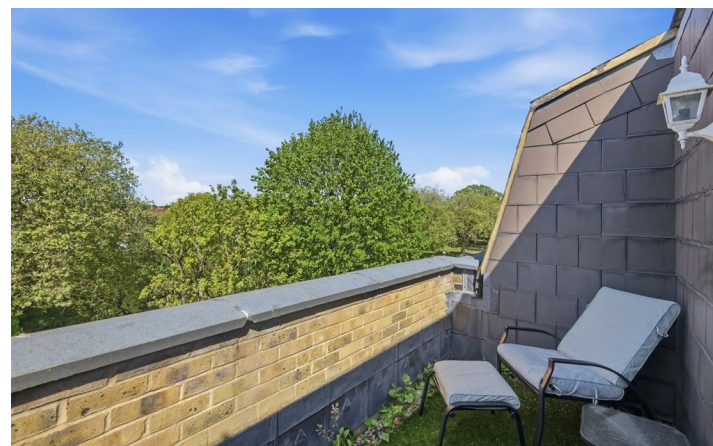
- Large, penthouse apartment
- Over 1200 sq. ft.
- Utility room
- Underground parking
- Private balcony
- Two double bedrooms
- Three toilets
- 0.4 miles to South Woodford Underground station

The Grange, South Woodford

Petty Son & Prestwich are proud to present this exceptional penthouse apartment, offering an impressive blend of space and exclusivity.



Council Tax Band: F



This beautifully appointed two-bedroom, two-bathroom home features a private west-facing balcony and secure underground parking, all set within a highly sought-after and rarely available development of just 11 residences on Woodford Road.

Perfectly positioned for commuters, South Woodford Underground Station is approximately 0.4 miles away, with both Snaresbrook Station and Wanstead High Street within 0.7 miles, providing an excellent selection of cafés, boutiques, and green open spaces.

The apartment also enjoys a tranquil, leafy outlook, enhancing its sense of privacy and calm. Constructed in the mid-1990s, the development is impeccably maintained, with manicured lawns, neatly pruned shrubs, and elegant wrought iron railings creating an attractive approach.

A spacious communal entrance hall, complete with lift access, leads to the apartment's bright and welcoming interior. Extending to over 1,200 sq. ft., the accommodation is generously proportioned throughout. A wide central hallway provides access to all principal rooms.

The well-appointed kitchen offers extensive worktop and storage space and can be accessed both independently and via the lounge/dining room. A separate utility room with an additional sink keeps appliances discreetly tucked away.

The expansive lounge/dining area is ideal for both relaxing and entertaining, with its thoughtful layout subtly defining living and dining zones. From here, step out onto the private top-floor balcony, perfectly oriented to capture the afternoon and evening sun and ideal for al fresco dining or unwinding with a glass of wine.

There are two spacious double bedrooms, including a principal bedroom with fitted wardrobes. The second bedroom benefits from its own en-suite, while a separate family bathroom and an additional guest WC off the hallway provide added convenience.

Further benefits include a secure, allocated

underground parking space. Offered chain-free, this outstanding apartment presents an ideal opportunity for those seeking a refined home with excellent connectivity and a swift move.

Lease Information: 125 years from 24th June 1997 (96 years currently remain)
Service Charge: £3258 per annum (reviewed annually)
Ground Rent: £175 per annum
EPC Rating: C78
Council Tax Band: F
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception room

19'4" x 22'5"

Kitchen

15'12" x 16'4"

Bedroom

20'1" x 10'10"

Bedroom

17'2" x 10'8"