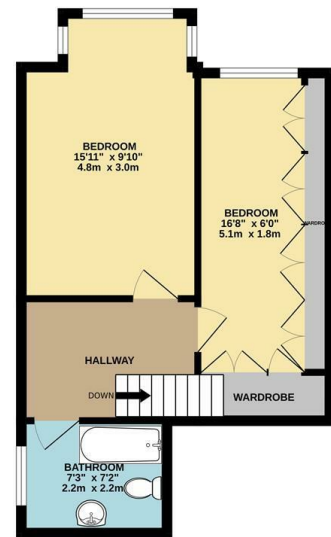
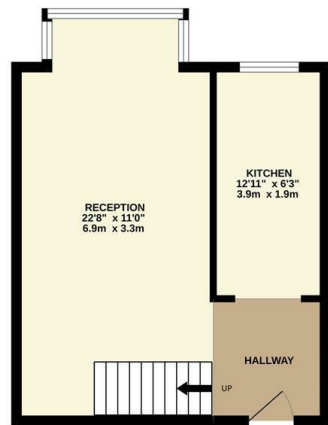




GROUND FLOOR
361 sq. ft. (33.6 sq.m.) approx.

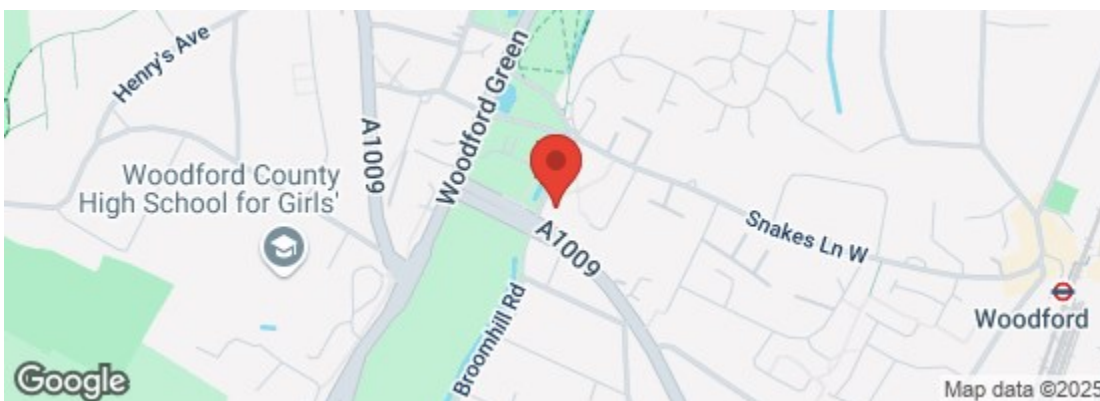
1ST FLOOR
408 sq. ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq. ft. (71.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor (2024)

Council: Redbridge | Council Tax Band: D | Floor Area: 785.77 sq ft

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		47	67
	EU Directive 2002/91/EC		

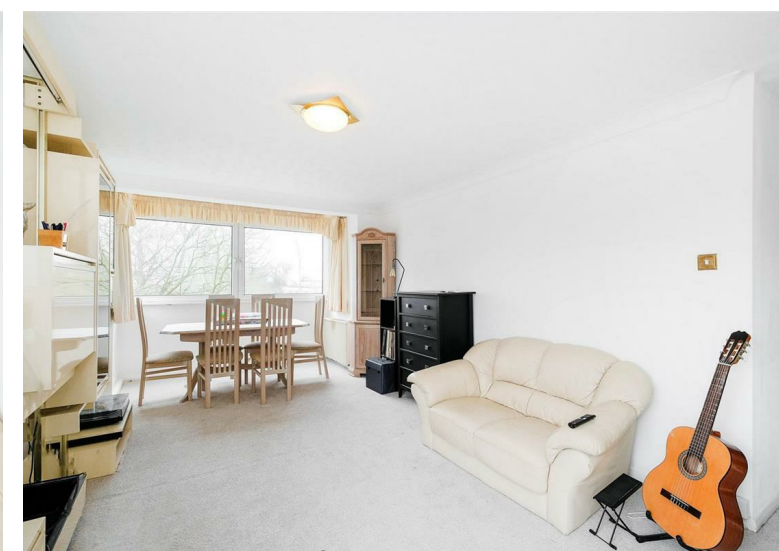
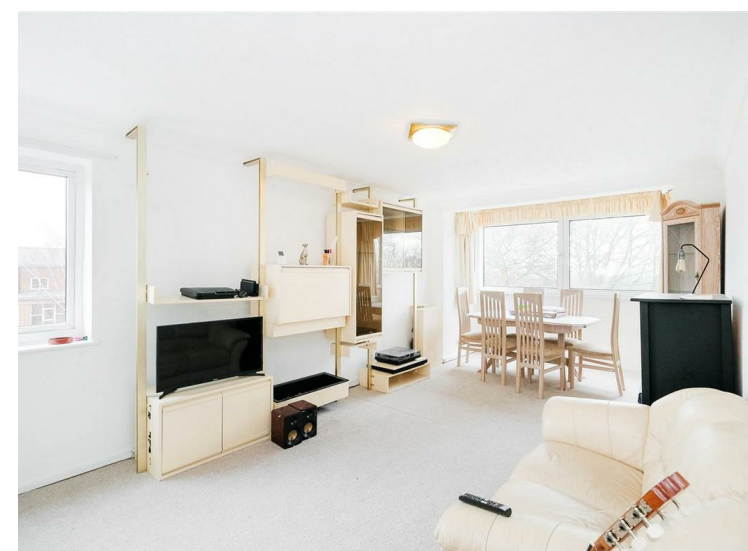


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Aston Court, Broomhill Road, Woodford Green, IG8 9EY
Guide Price £325,000 Leasehold - Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@churchill-estates.co.uk**



Guide Price £325,000 - £350,000

Offered for sale with the benefit of NO ONWARD CHAIN, Churchill estates are pleased to present this purpose built TWO Double Bedroom Duplex apartment located close to the historic Woodford Cricket Green.

Accommodation - The particularly spacious accommodation is arranged over the two upper floors of this highly regarded development and commences a Reception room with a true space to both lounge and dine, there is a good size independent Kitchen in need of modernisation and stairs rising to the upper floor with Two Double Bedrooms and a good size Bathroom which again would benefit from modernisation.

Exterior- Pleasant Communal Gardens surround the development and there is the added benefit of a Private GARAGE conveniently located en bloc.

Location - Ideally placed for easy access to both Woodford High Road and Broadway with an array of local shops and amenities including Woodford Central Line Station.

