

Total area: approx. 87.6 sq. metres (943.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp...

High Oaks Lodge

Council: Redbridge | Council Tax Band: F | Floor Area: 943.10 sq ft

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High Oaks, South Woodford, E18 2BJ
Offers In Excess Of £575,000 Leasehold - Share of Freehold

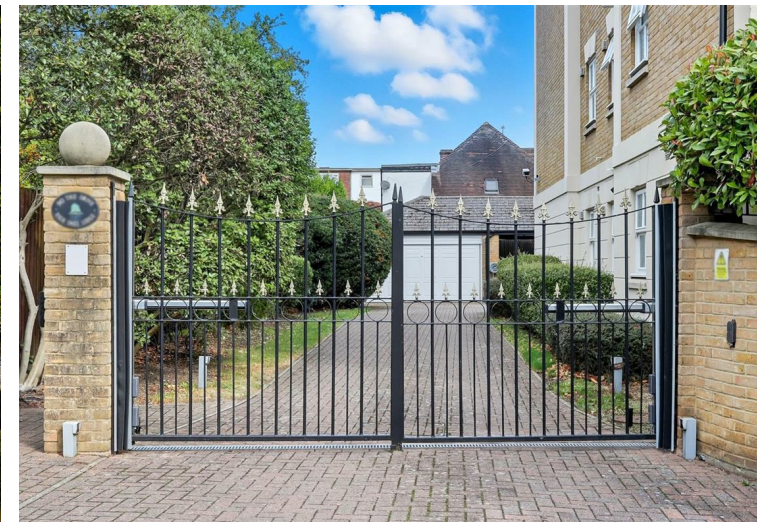
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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		



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.

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Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk



Located within the prestigious High Oaks Lodge development on The Drive, South Woodford's most sought-after address, this spacious two-bedroom ground floor apartment is offered with no onward chain and a share of freehold - a rare and highly desirable combination.

The property features:

- Two generously sized bedrooms with built-in storage
 - En-suite shower room to the master bedroom
 - Separate family bathroom
 - Bright and spacious lounge with dedicated dining area
 - Direct access to a private south-facing patio garden
 - Semi-separate modern kitchen
 - Separate utility room and ample internal storage space
- Set within a secure, gated development, residents benefit from:
- Allocated carport parking
 - Well-maintained communal grounds

A peaceful, private setting while being just 0.3 miles from South Woodford Central Line Station
Easy walking distance to George Lane's shops, cafés, and amenities

This is an ideal opportunity for those seeking a low-maintenance home in a prime South Woodford location, perfect for professionals, downsizers, or investors alike.

