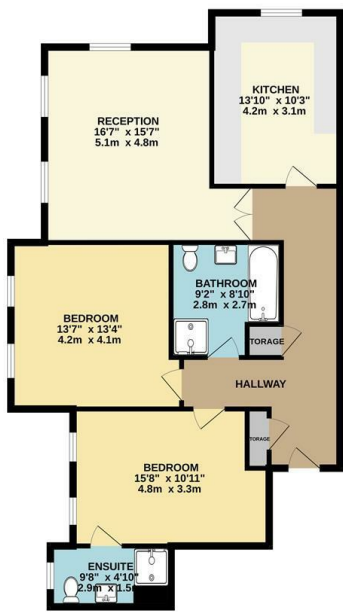




GROUND FLOOR  
988 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA - 1985 sq.ft. (183.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general layout of the property. The actual layout and dimensions may vary from those shown on the plan. No liability is accepted for any error or omission.

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

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.



# The Boulevard, Woodford Green, IG8 8GR

## £3,200 Per Calendar Month

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



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





A beautifully presented two-bedroom ground floor apartment located within the highly sought-after Repton Park development in Woodford Green.

This spacious property offers stylish and contemporary living throughout, featuring a brand-new bespoke kitchen fitted with high-quality appliances and elegant finishes, perfect for modern living. The apartment also benefits from newly designed luxury bathrooms, finished to an exceptional standard with modern fittings. The property comprises a generous entrance hallway, a bright and airy living area, two well-proportioned bedrooms, and beautifully appointed bathrooms. Large windows provide plenty of natural light, creating a bright and welcoming atmosphere throughout.

Set within the prestigious gated Repton Park estate, residents benefit from beautiful landscaped grounds, excellent security, and a peaceful setting, while still being conveniently located for Woodford Central Line station, local amenities, and transport links into Central London.

This impressive apartment is ideal for professionals or couples seeking stylish, high-quality living in one of Woodford's most desirable developments.

