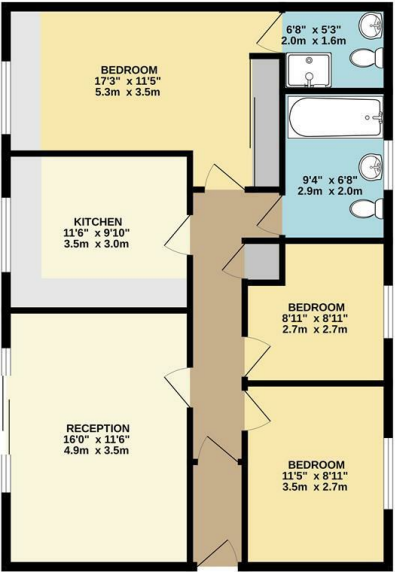




GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA - 871 sq.ft. (80.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. The actual layout, dimensions and specifications may vary without notice and no guarantee is given. Make your own checks.

Council: REdbridge | Council Tax Band: D | Floor Area: 882.00 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	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.

CHURCHILL  
estates



CHURCHILL  
estates

Clementine Walk, Woodford Green, IG8 9GT  
Offers In Excess Of £425,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



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





This modern and immaculately presented Three Bedroom ground floor apartment offers the perfect blend of style, space, and convenience. Ideally located for easy access to both Woodford Green and South Woodford, residents will enjoy a wealth of nearby amenities, including shops, restaurants, and Central Line stations, making it an excellent choice for commuters and families alike.

Accommodation

The apartment boasts a generously proportioned layout, featuring:

- \* Three spacious double bedrooms
- \* Two modern bathrooms, including an en-suite
- \* A contemporary fitted kitchen
- \* A large reception room with patio doors opening onto a private south-facing patio area

The interiors are finished to a high standard, offering a comfortable and stylish living environment.

External Features

- \* Access to well-maintained communal gardens, providing additional outdoor space
- \* Private south-facing patio, ideal for relaxing or entertaining

Parking & Security

- \* Secure underground parking for vehicles
- \* Peace of mind with secure entry systems

