



TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Council: Redbridge | Council Tax Band: C | Floor Area: sq ft



CHURCHILL
estates

The Roses, Woodford Green, IG8 9BN
 £385,000 Leasehold

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



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.



GUIDE £385,000-£400,000

Churchill Estates is delighted to offer this purpose-built three-bedroom apartment situated on the ground floor of a discreetly positioned development near the iconic Sir Winston Churchill statue. The apartment boasts a generous and thoughtfully laid-out living space of approximately 780 sq. ft., featuring a dual-aspect reception room and a luminous double-aspect kitchen/breakfast room. The development is complemented by a central communal green, making it an excellent choice for first-time buyers or as an investment opportunity.

LEASE 91 YEARS REMAINING
GROUND RENT £10 PER YEAR
SERVICE CHARGE £1300 PER YEAR
EPC D
CONCIL TAX D