



THIRD FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



Council: Redbridge | Council Tax Band: C | Floor Area: 925.70 sq ft



**CHURCHILL**  
estates

Broomhill Road, Woodford Green, IG8 0BQ  
£2,200 Per Month

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



Request a Viewing: **0208 504 2222**

Email: [buckhursthill@wearechurchills.co.uk](mailto:buckhursthill@wearechurchills.co.uk)

**CHURCHILL**  
estates

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>		72	77
	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.



Welcome to this delightful larger than average three bedroomed third floor flat located in Broomhill Court, Woodford Green. This high specification purpose-built property is now available for immediate occupancy and offers a fantastic opportunity for those seeking a comfortable and stylish living space.

As you enter the flat, you will find a spacious reception room with balcony that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, making it a joy to prepare meals. The flat features three generously sized bedrooms, ensuring ample space for rest and personal belongings.

The property boasts a well-appointed modern bathroom, designed for both convenience and comfort. Additionally, the flat benefits from double glazing throughout, which enhances energy efficiency and helps maintain a peaceful environment. Gas central heating ensures that you will stay warm and cosy during the colder months.

One of the standout features of this property is the lovely balcony, where you can enjoy a breath of fresh air and take in the views of the surrounding area. The communal gardens provide a pleasant outdoor space for residents to enjoy, perfect for leisurely strolls or simply unwinding in a tranquil setting.

Situated on the third floor, this flat offers a sense of privacy while still being easily accessible. The location in Woodford Green is ideal, with a variety of local amenities, shops, and transport links nearby, making it convenient for commuting and daily errands.

This unfurnished flat presents a blank canvas for you to personalise and make your own. Whether you are a young professional, a couple, or a small family, this property is sure to meet your needs. Do not miss the chance to view this charming flat and experience the comfortable lifestyle it has to offer.

