



P R I M E   R E S I D E N T I A L

P R E S E N T S

Brandesbury Square, Woodford Green



erlion E | J James

# Brandesbury Square, Woodford Green



CHAIN FREE | FOUR BEDROOMS | THREE BATHROOMS | DEVONSHIRE HOUSE, REPTON PARK

Set within one of Repton Park's original period buildings, this impressive four-bedroom ground-floor apartment offers a rare combination of scale, character and privacy, with the added benefit of its own private entrance and a south-facing patio overlooking the beautifully maintained communal grounds.

From the moment you enter, the apartment feels notably spacious. High ceilings, elegant sash windows and a generous reception room give the property a wonderful sense of grandeur, whilst the herringbone oak flooring in the hallway adds warmth and character.

The kitchen is fitted with integrated appliances, black granite worktops and Amtico flooring, with a separate dining room providing an excellent setting for entertaining. Bespoke shelving adds a considered touch to the space.

The private south-facing patio is undoubtedly one of the home's standout features. Opening directly onto the extensive communal gardens, it provides a peaceful outdoor space with attractive open views and plenty of room to enjoy during the warmer months.

The principal bedroom is a particularly impressive room, complete with a feature bay window, three sets of double wardrobes and a well-appointed en-suite shower room. Bedroom two also benefits from its own en-suite, with two further bedrooms offering flexibility for family living, guests or a home office.

Repton Park is a prestigious gated development with 24-hour concierge, security patrols and CCTV, providing residents with both privacy and peace of mind.

The location also offers excellent connectivity, with major road links close by and a wide choice of shopping and leisure facilities. Westfield Stratford City is approximately a 12-minute drive, offering John Lewis, Marks & Spencer, Waitrose, restaurants, shops and a cinema.



The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.

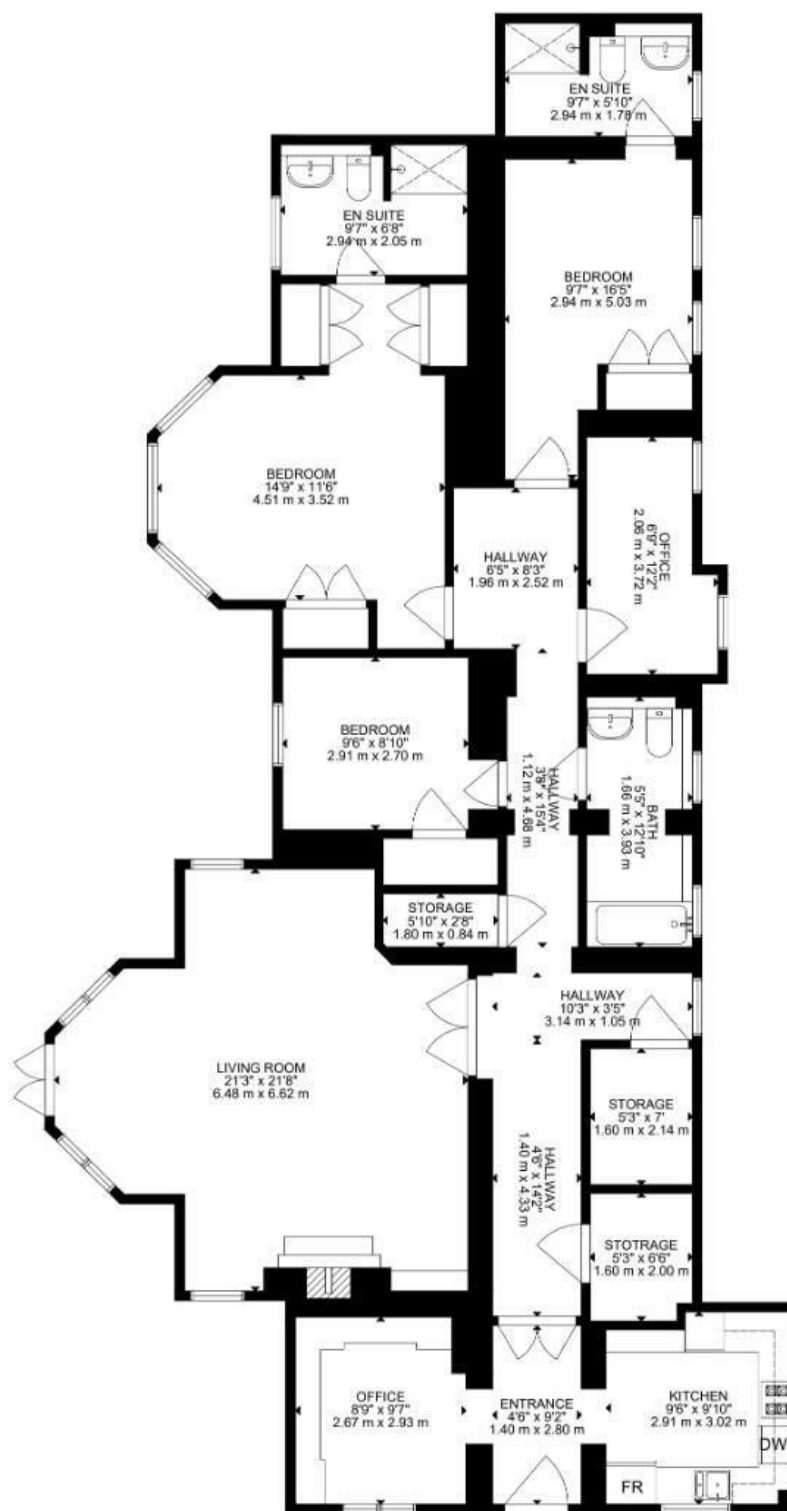


An unrestricted fully immersive walkthrough is available in our EJJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

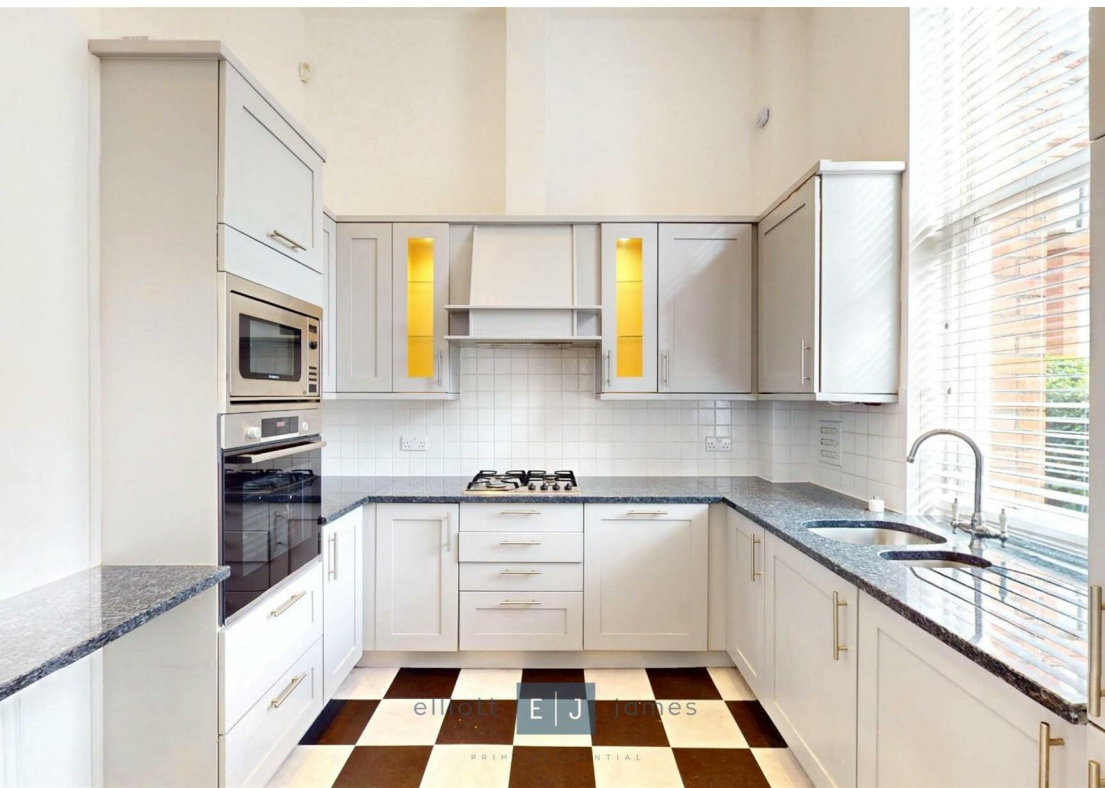
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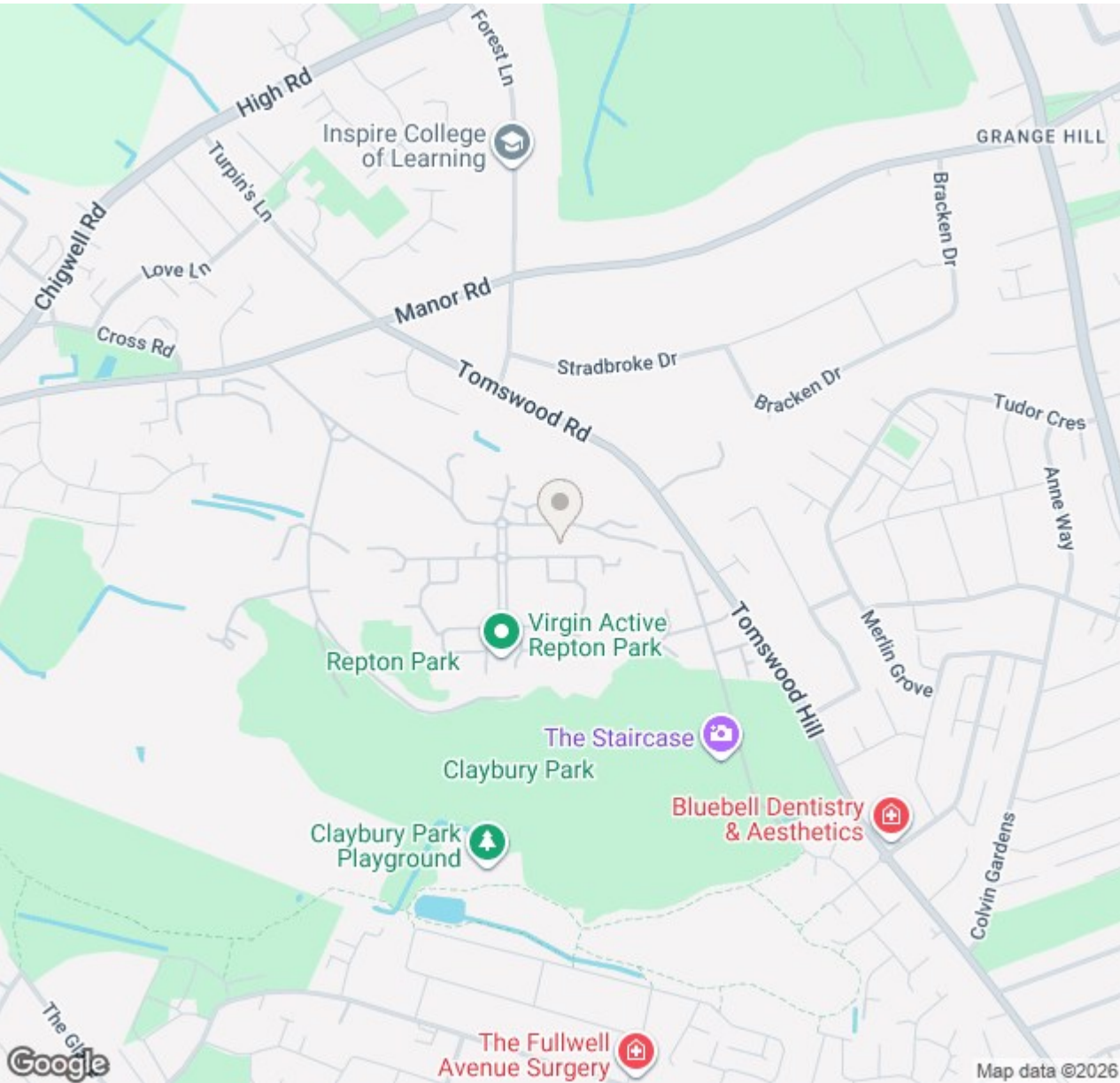
|                                                         |                                          |                               |
|---------------------------------------------------------|------------------------------------------|-------------------------------|
| <div>Sqft<br/>1819.00 sq ft</div>                       | <div>Type<br/>Apartment</div>            | <div>Style<br/>New Home</div> |
| <div>Bedrooms<br/>4</div>                               | <div>Receptions<br/>2</div>              | <div>Bathrooms<br/>3</div>    |
| <div>Tenure<br/>Leasehold - Share<br/>of Freehold</div> | <div>Local Authority<br/>Redbridge</div> | <div>Tax Band<br/>G</div>     |



GROSS INTERNAL AREA  
TOTAL: 1819 SQ FT, 169 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



# MAP & EPC



| 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                             | 75      | 77        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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