

3 Madeira Grove, Woodford Green, IG8 7QH



£1,600 (from) PCM

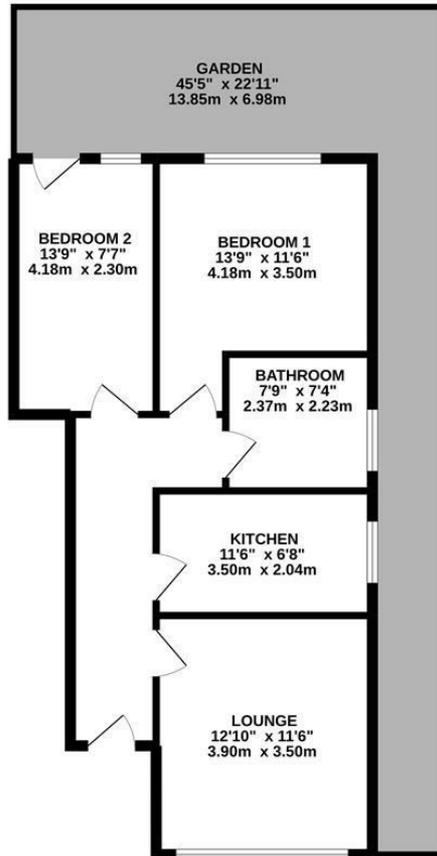
3 Madeira Grove, Woodford Green, IG8 7QH

McDowalls are pleased to market this newly refurbished Ground Floor garden flat with 2 bedrooms one double and one single room, situated in Woodford Green. Two minute walk to Woodford Central Line Station. Close to local shops and bus stops. White Goods included in the kitchen. The property features double glazing/central heating. UNFURNISHED The property is available immediately pending references

THIS PROPERTY IS A MUST SEE

Council Tax - Band C - £1650 pa
EPC - D

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

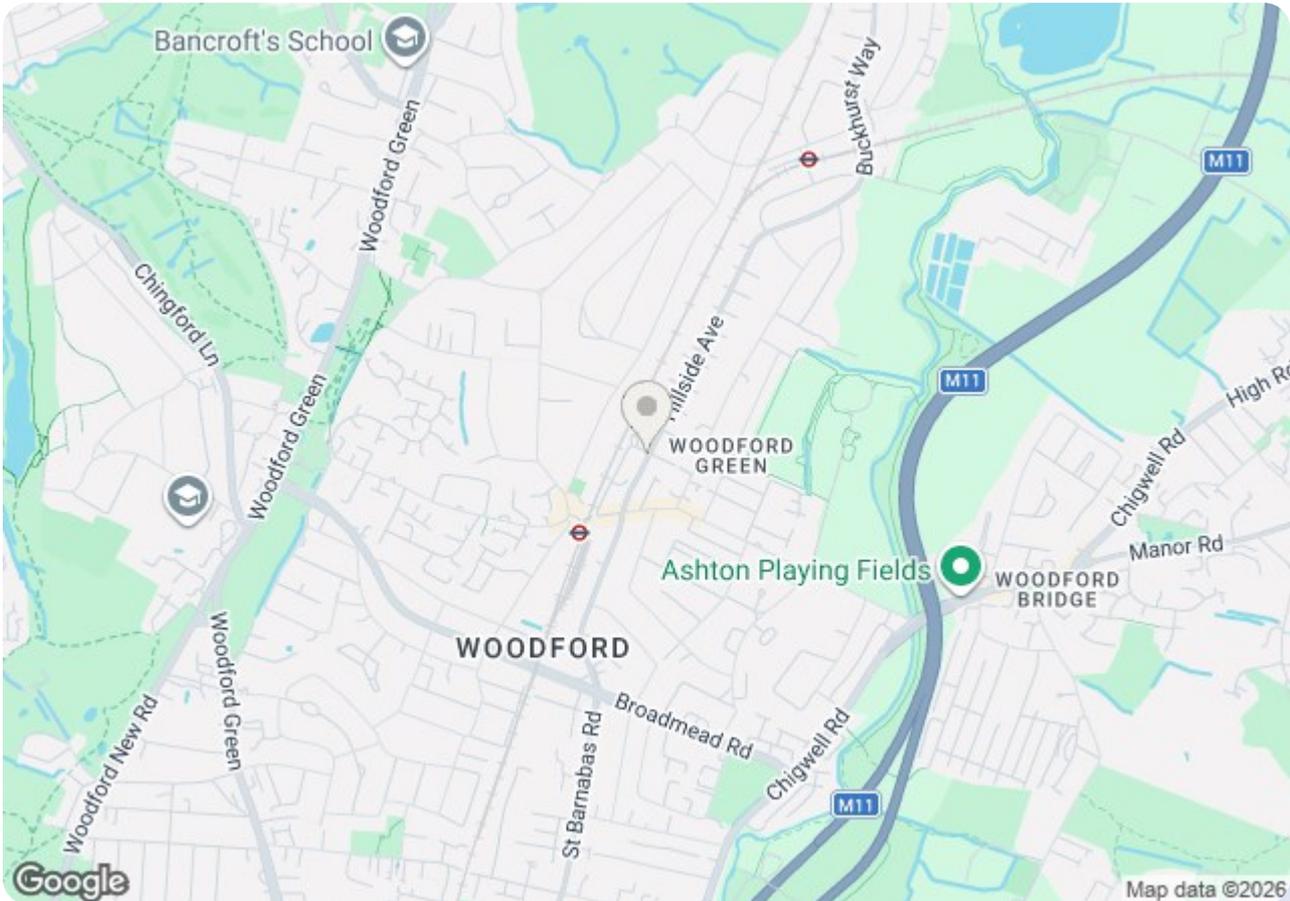


3 MADEIRA GROVE WOODFORD GREEN IG8 7QH (2 BED GROUND FLOOR GARDEN FLAT)

TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

