



High Road, Woodford Green, IG8

BUTLER & STAG



A charming two-bedroom flat located at the rear of Percival House with two bathrooms and an allocated underground parking space.



Leasehold - Share of

- Located To The Rear Of The Block
- Two Beds/Two baths
- Fully Integrated Kitchen
- Secure Underground Parking
- Entry Phone System
- Share Of Freehold
- Short Walk To Central Line Station
- Well Presented Throughout

This beautifully maintained apartment offers a perfect blend of classic charm and modern convenience. With period details like elegant sash windows that fill the space with natural light, alongside contemporary touches such as a fully fitted kitchen, en-suite, and family bathroom, this home has it all. The two spacious bedrooms include built-in wardrobes, with the primary bedroom featuring a private en-suite, while the second bedroom is versatile, making it ideal for use as a home office or study. Additional highlights include a designated underground parking space, lift access, an entry phone system, a built-in sound system throughout, and efficient gas central heating.

Located in the desirable Percival House, residents enjoy nearby expansive green spaces like 'The Green,' Woodford Golf Course, and Epping Forest, perfect for outdoor relaxation. Woodford's local amenities are just a short walk away, including a range of popular dining options such as Bel Sit, Miller & Carter, Mezze, and Prezzo. Commuting is convenient with Woodford Central Line Underground station less than a mile away and easy access to the M11 and M25 motorways. With its prime location close to nature, excellent transport links, and a lively neighborhood, this well-cared-for property truly offers an ideal lifestyle in Woodford.





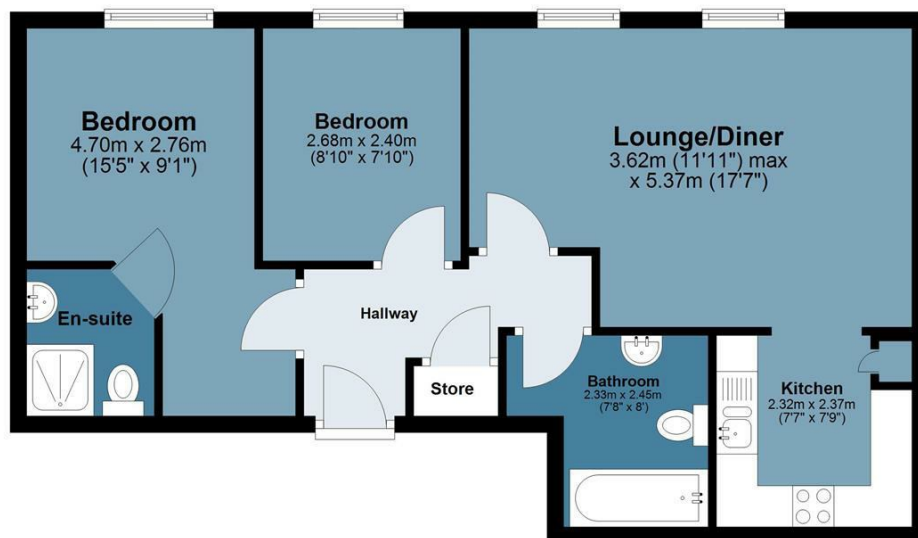
Percival House

Approx. Gross Internal 55.8 Area Sq M (600.1 Sq Ft)

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Ground Floor

Approx. 55.8 sq. metres (600.1 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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