

WEST GROVE,  
WOODFORD GREEN,

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Beautifully presented first floor maisonette | Two double bedrooms | Spacious reception room | Modern fitted kitchen | Contemporary shower room | Over 100 year lease | Garage en bloc | Own section of garden | Excellent location for the Central Line, shops & schools | EPC rating C69 / Council Tax band C

**Price Range**  
**£350,000 to**  
**£370,000**



This spacious two bedroom first floor maisonette has been totally transformed by the present owners, offering a stylish decor, modern kitchen, a contemporary shower room, two double bedrooms, own garden and garage. The flat is ideally located in a quiet residential turning, a short walk away from the Central Line at either Woodford or Roding Valley, and with Ray Park just around the corner there are plenty of leisure pursuits on offer.

**Location** West Grove is a great location for access to Woodford Central Line station and the shops, cafes and restaurants of The Broadway. Woodford Green is a particularly sought after area due to its excellent schools, transport links and shops with Epping Forest on the doorstep. The Central Line gives easy access to the City, Canary Wharf and West End, and for road users, the M25, M11 and routes into London are conveniently close by.

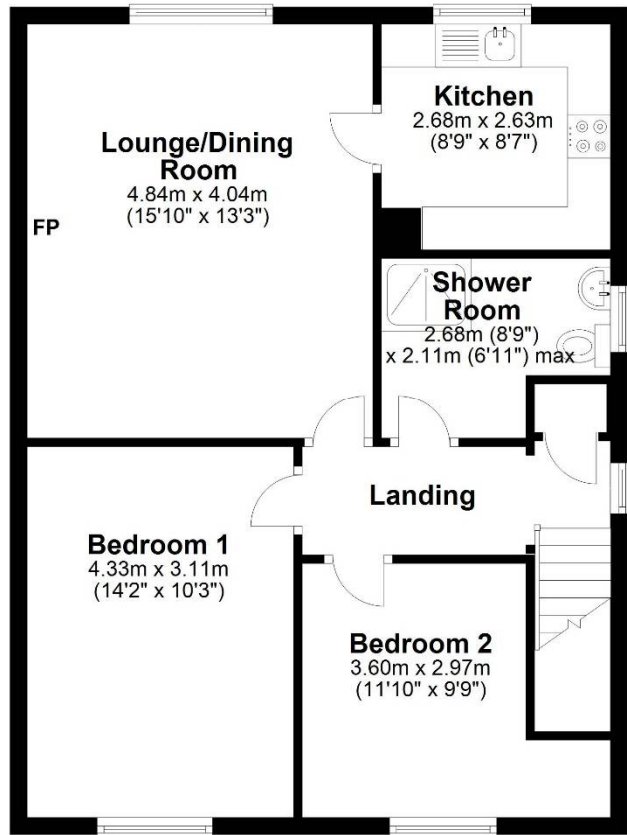
**Interior** The property has its own entrance with stairs up to a spacious first floor landing with a large storage cupboard. The principal reception room is a great size room with ample space to relax, dine and entertain. The focal point is a feature fireplace and it's a naturally bright airy room with a large double glazed window making the most of the west facing aspect. The kitchen is off the lounge and has been updated with an extensive range of white units with contrasting worktops and ample space for appliances. The two bedrooms are both doubles, well appointed and served by a contemporary shower room with a corner shower cubicle and a vanity unit with wash hand basin and w/c. The flat also benefits from having a large loft for storage which could be converted into further living space, subject to usual consents.

**Exterior** The flat has the benefit of its own garden to the rear, which is west facing, so a naturally sunny spot. There is a shared driveway to the side of the property which gives access to the garages, one of which is being sold with this flat, so perfect for storage or for parking a smaller car. There is also resident's permit parking available on West Grove and the cost is presently £22.50 per year.

**Agent's note** We are informed by the vendors that the maisonette is sold with a lease with 103 years remaining. The ground rent is £150 per annum and there is no service charge, just buildings insurance payable which is presently £791 per annum.

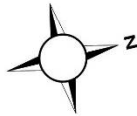
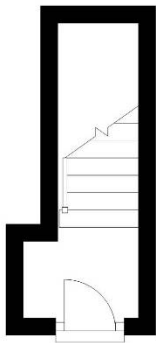
## First Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



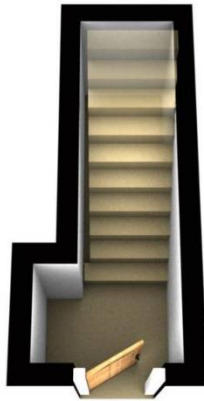
## Ground Floor

Approx. 3.6 sq. metres (38.9 sq. feet)

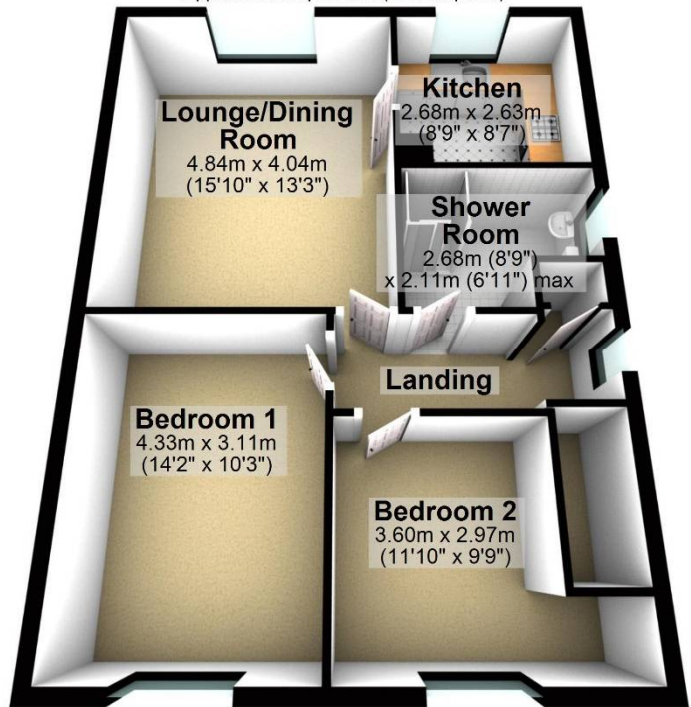


Total area: approx. 66.7 sq. metres (718.0 sq. feet)

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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 20th October, 2023