

DURDEN & HUNT

INTERNATIONAL



Tavistock House, Woodford Green IG8

£600,000

- 1213 SQFT
- Separate Spacious Lounge
- Spacious Entrance Hallway
- High Ceilings
- Three Bedrooms
- Second Bathroom
- Repton Park Development
- Ensuite To Master Bedroom
- Separate Kitchen
- Secure Private Communal Garden

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

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1213 SQFT - Three Bedrooms - Ensuite To Master Bedroom - Separate Spacious Lounge - Second Bathroom - Separate Kitchen - Spacious Entrance Hallway - Secure Private Communal Garden - Repton Park Development.



Council Tax Band:



Durden & Hunt welcome to the market this spacious luxury apartment boasting over 1200 SQFT comprising of three bedrooms, spacious lounge, two bathrooms & separate kitchen.

The property is finished to a particularly high standard and would allow any new buyer to move straight in.

Repton Park is one of the areas most prestigious developments, benefits include on site CCTV, 24hr concierge service, Virgin Active spa, gym and bistro, allocated and visitor parking and approximately 235 acres of landscaped grounds.

Repton Park is ideally located for access to Woodford Central Line Station. Amenities in the local area include the ever popular parade of shops on High Road (Woodford) and Brook Parade (Chigwell) with a selection of shops, boutiques and restaurants. Further local amenities include, Virgin Active Premier Club Repton Park and Tesco Superstore. The area offers a range of access to primary and secondary schools, both private and state. By car M25 (junction 26) and M11 (Junction 5 - Southbound) are within easy reach.

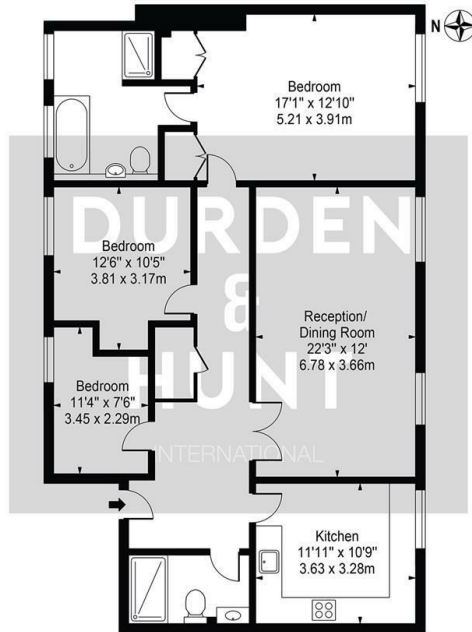
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Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are

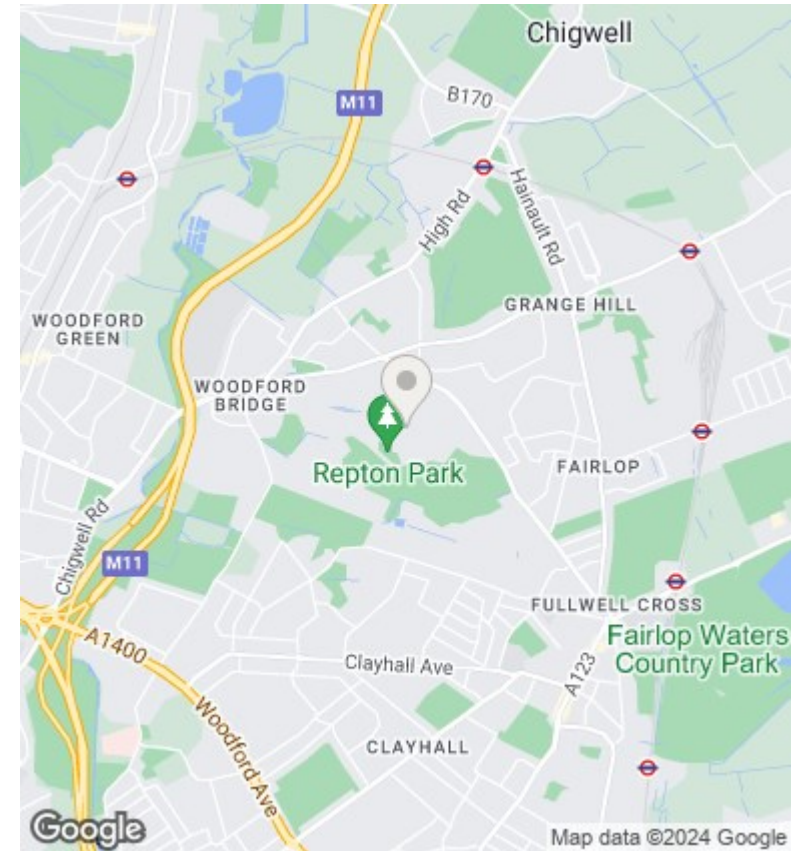
owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

Tavistock House
 Approx. Gross Internal Area 1213 Sq Ft - 112.69 Sq M



Third Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC