



P R I M E R E S I D E N T I A L

P R E S E N T S

Richmond Drive, Woodford Green



Leading to
KENBINGTON HOUSE
CADDAGAN HOUSE
BARTHOLDMEW HOUSE
ALEXANDRA HOUSE

NO ENTRY
PRIVATE DRIVEWAY

WARNING
AUTOMATIC
GATES

Richmond Drive, Woodford Green



Elliott James are delighted to offer to the market this beautifully presented two bedroom, two bathroom ground floor apartment situated within the prestigious Repton Park development.

The property comprises of impressively grand entrance hall, master bedroom with built in wardrobes and en-suite shower room, further double bedroom, family bathroom, dining room, stylish living room with rear door access and modern fitted kitchen with integrated appliances including Bosch oven and Siemens dishwasher.

Further benefits include tall sash windows, three storage cupboards, high ceilings throughout, two secure allocated parking spaces, visitor parking, secure entry phone system and bike storage.

Repton Park is highly prestigious gated development with 145 acres of mature parkland and forest, Pavillion Nursery, 24 hour concierge, CCTV and Virgin Active gym, spa and bistro.

Offered to the market chain free, a viewing is highly advised.



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Sqft 1306.00 sq ft	Type Apartment	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Redbridge Council	Tax Band F

PLANS

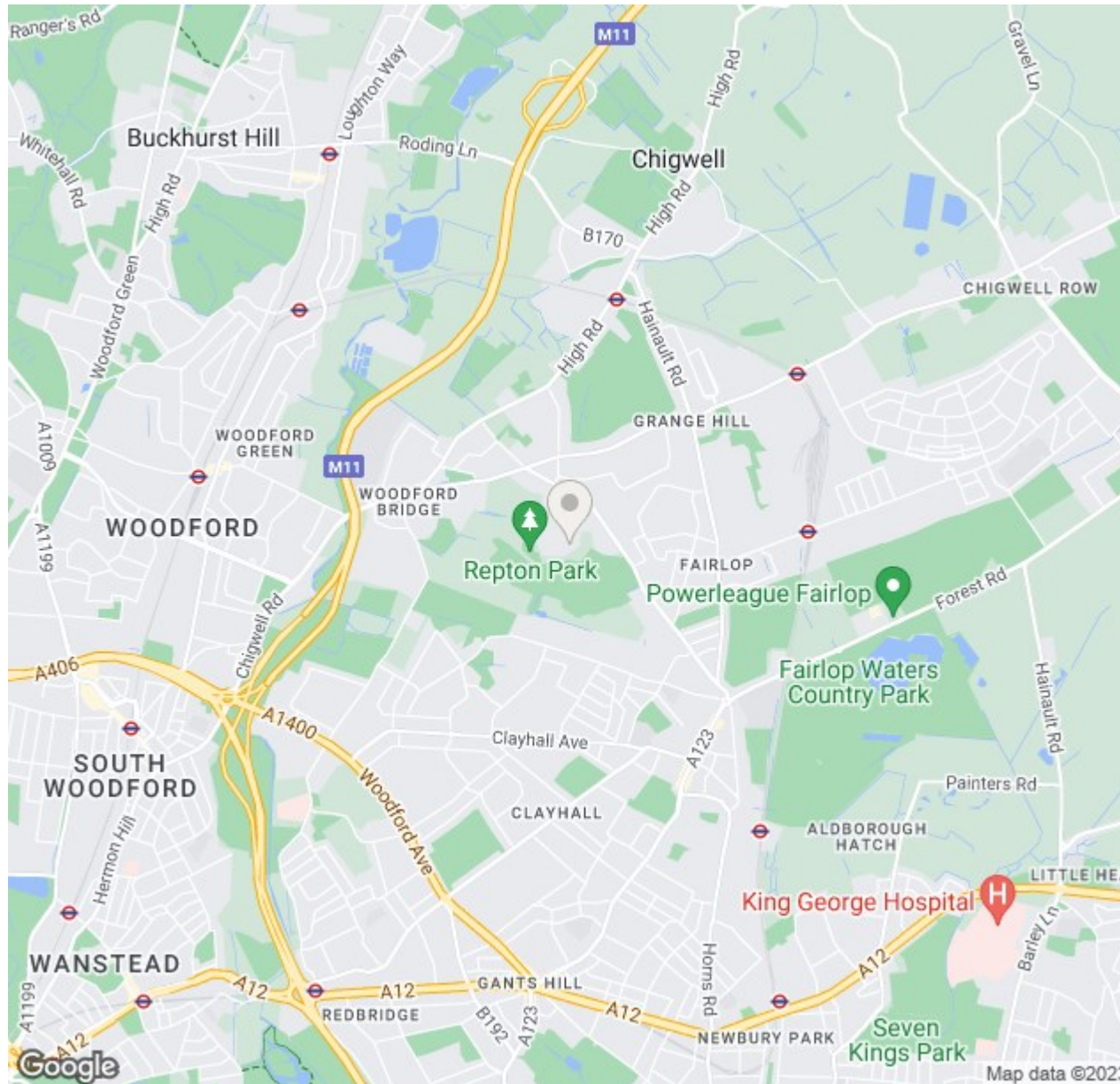


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1306 sq. ft, 121 m²
TOTAL: 1306 sq. ft, 121 m²
SIZES 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		
	72	77
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	

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