



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

P R E S E N T S

Burlington Place, Land To Rear of 630 High Road, Woodford Green



## Burlington Place, Land To Rear of 630 High Road, Woodford Green



A rare opportunity to acquire a perfectly positioned building plot in a desirable cul-de-sac location close to Bancroft's School. Planning permission has been granted for a 1,588 sqft, Three Bedroom Detached house ideal for those seeking a build-to-rent investment or a dream home self-build opportunity. The plot is positioned as you go down Burlington Place on the left hand side, currently the car park to the rear of 630 High Road, Woodford Green.

Planning details can be found under the reference: 0338/21 on the London Borough Of Redbridge Planning Portal.



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With over 15 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our new agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Elliott Lawlor MNAEA & MARLA**

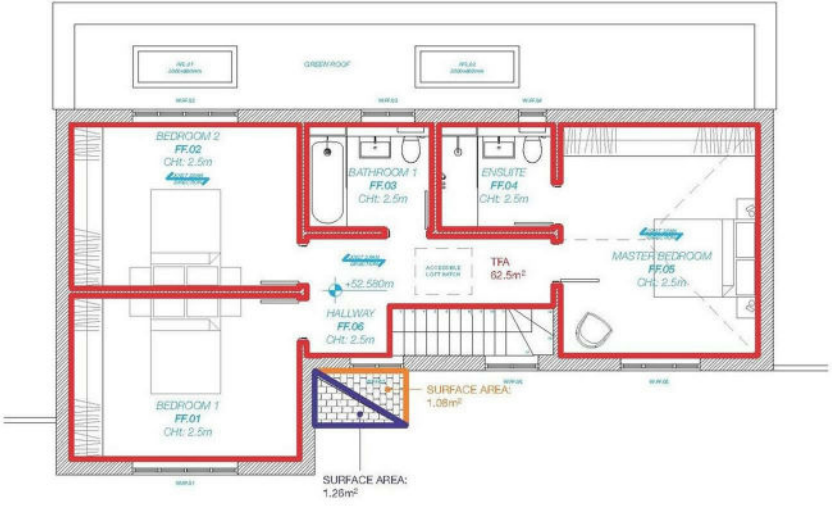
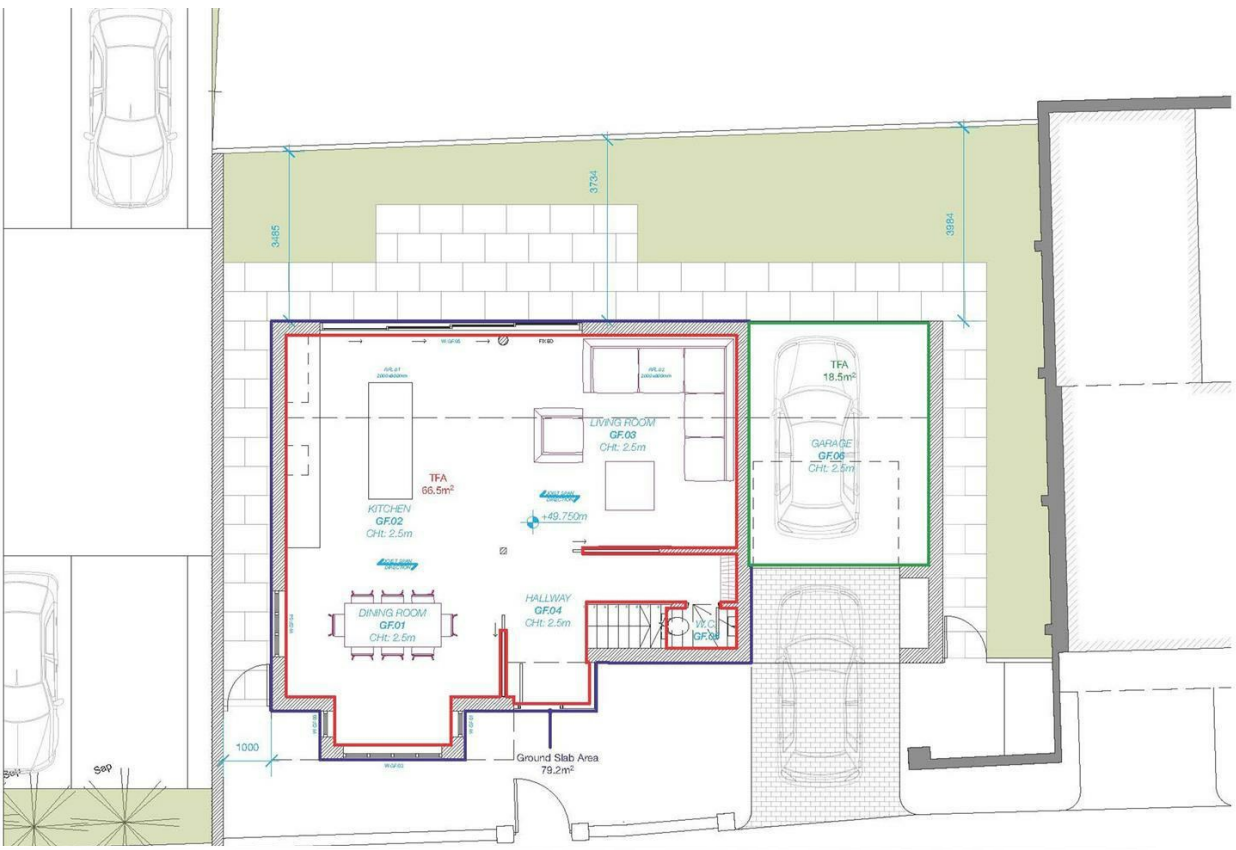
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Sqft 1,588 - including garage	Type Land - Building Plot	Style New Home
Bedrooms 3	Receptions 1	Bathrooms 2
Tenure Freehold	Local Authority Redbridge	Tax Band N/A

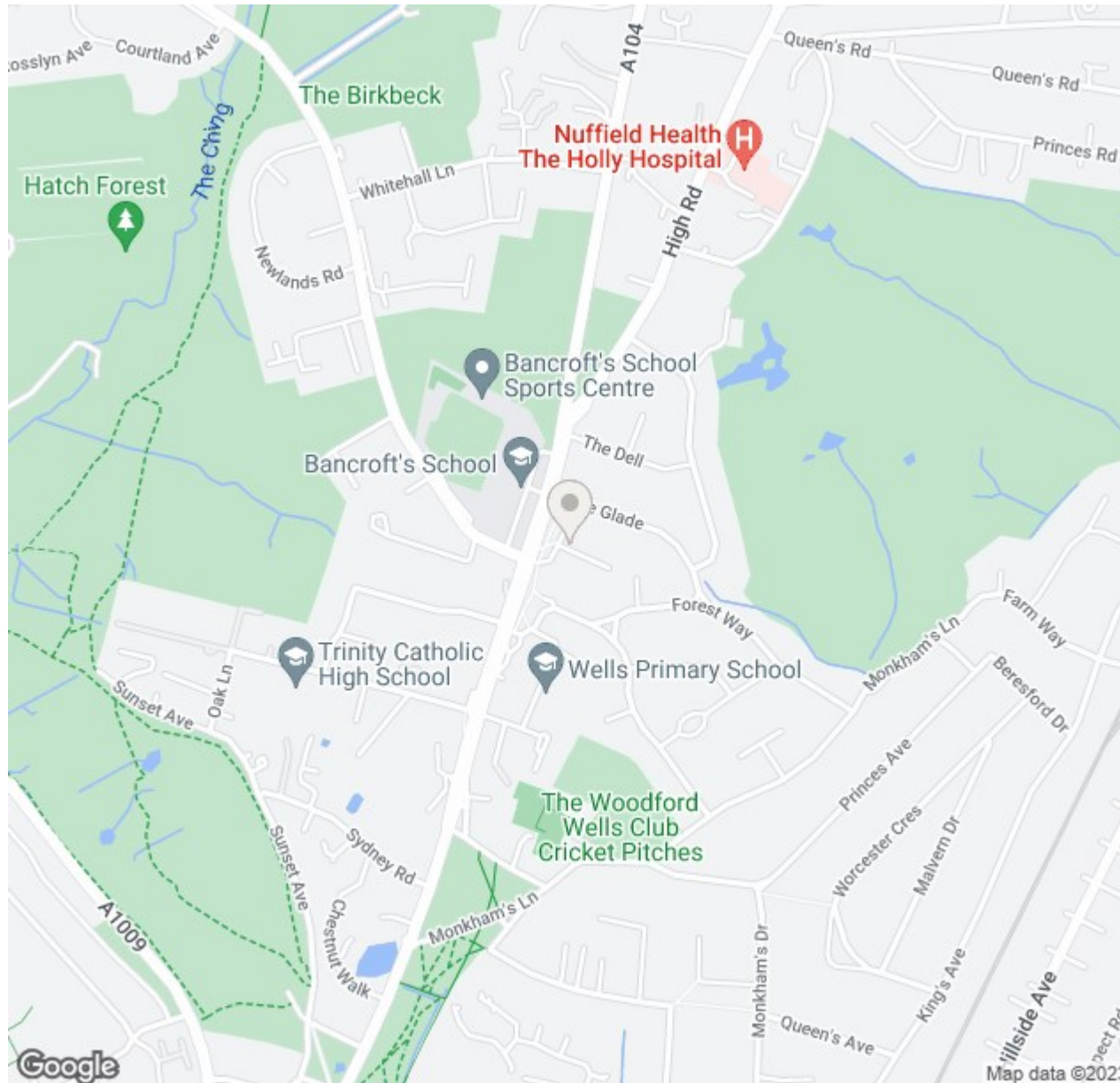
# PLANS



2 Proposed First Floor Plan  
1:100



# MAP & EPC



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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