

elliott  james

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

P R E S E N T S

The Boulevard, Woodford Green



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Elliott James are delighted to welcome to the market this immaculately presented two double bedroom, fourth floor apartment spanning over 1100 square feet set within the highly sought after secure gated development known as Repton park.

As you enter the apartment you are greeted with an open entrance hall that features a built-in storage cupboard, this leads into the kitchen space that is wonderfully designed and provides integrated appliances that include a dishwasher, microwave & fridge freezer, gas burner, extractor unit and washing machine / dryer combination. The worksurfaces are granite throughout and all the wall units are solid oak. The spacious reception offers an abundance of light from north east facing windows making it feel open and airy.

There are two double bedrooms one of which is completed with an en suite shower room that benefits from a walk-in double shower cubicle and the second bedroom benefits from bespoke fitted wardrobes. Other benefits also include a separate four-piece family bathroom suite that includes a bathtub, basin, WC and a shower cubicle.

Repton Park is a private gated development with 24-hour security and concierge service positioned on 200 acres of mature parkland. Further benefits include an onsite virgin active spa and gym with attractive communal gardens. Road links are good with the M11 motorway being just a short drive away, giving access to the M25 and the A406 north circular. The property is close to all local amenities with major supermarkets, Woodford and Chigwell Central Line stations within easy reach. There is also an abundance of well-regarded schools, both primary and secondary in the local area as well as a nursery on site.

The apartment benefits from secure underground parking for two cars and viewings are strictly by appointment only.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



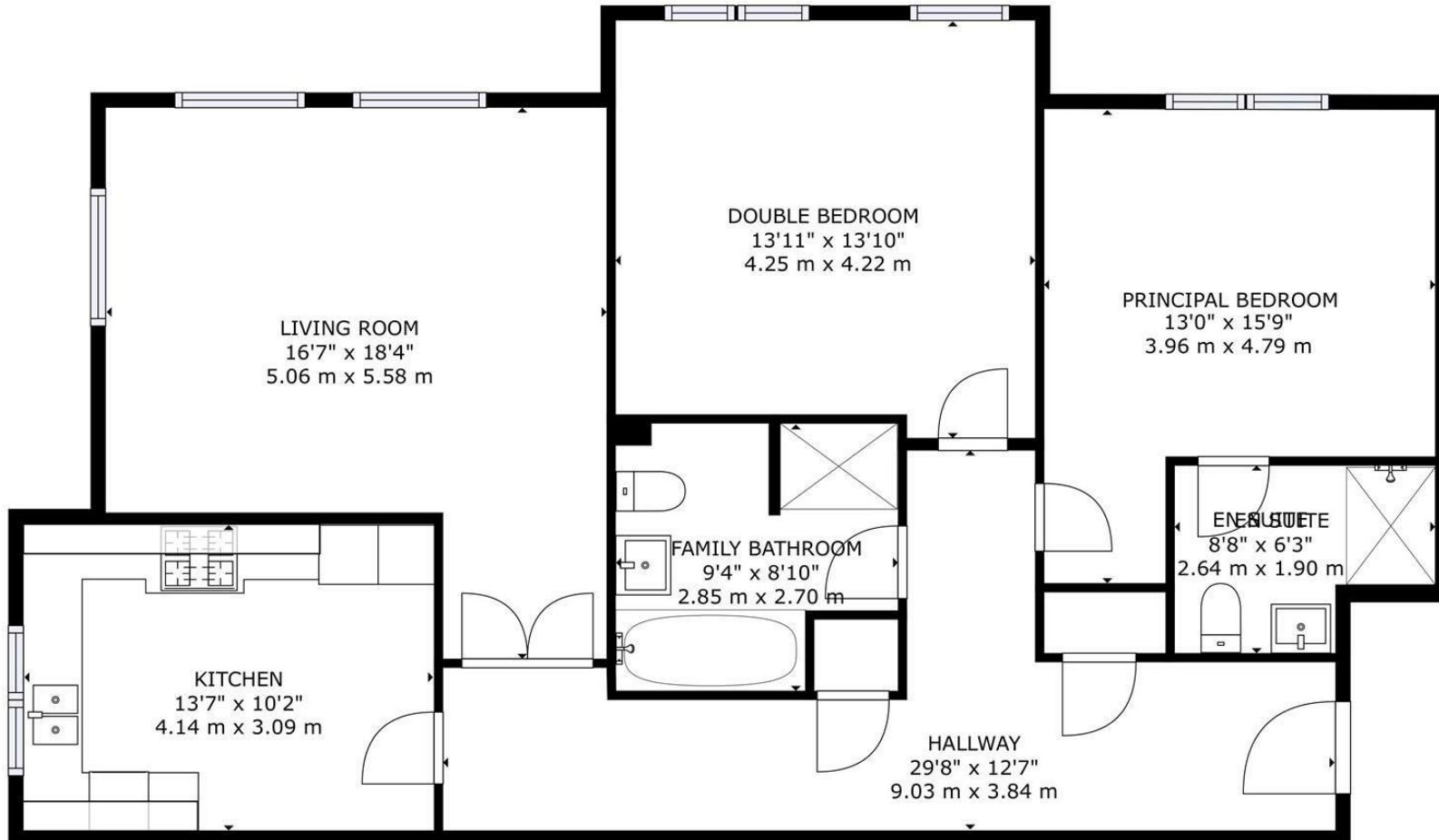
An unrestricted fully immersive walkthrough is available in our EJ Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 1101.00 sq ft	Type Apartment - Penthouse	Style Modern
Bedrooms 2	Receptions 1	Bathrooms 2
Tenure Leasehold	Local Authority Redbridge	Tax Band F

PLANS



GROSS INTERNAL AREA

TOTAL: 1101 sq. ft, 102 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



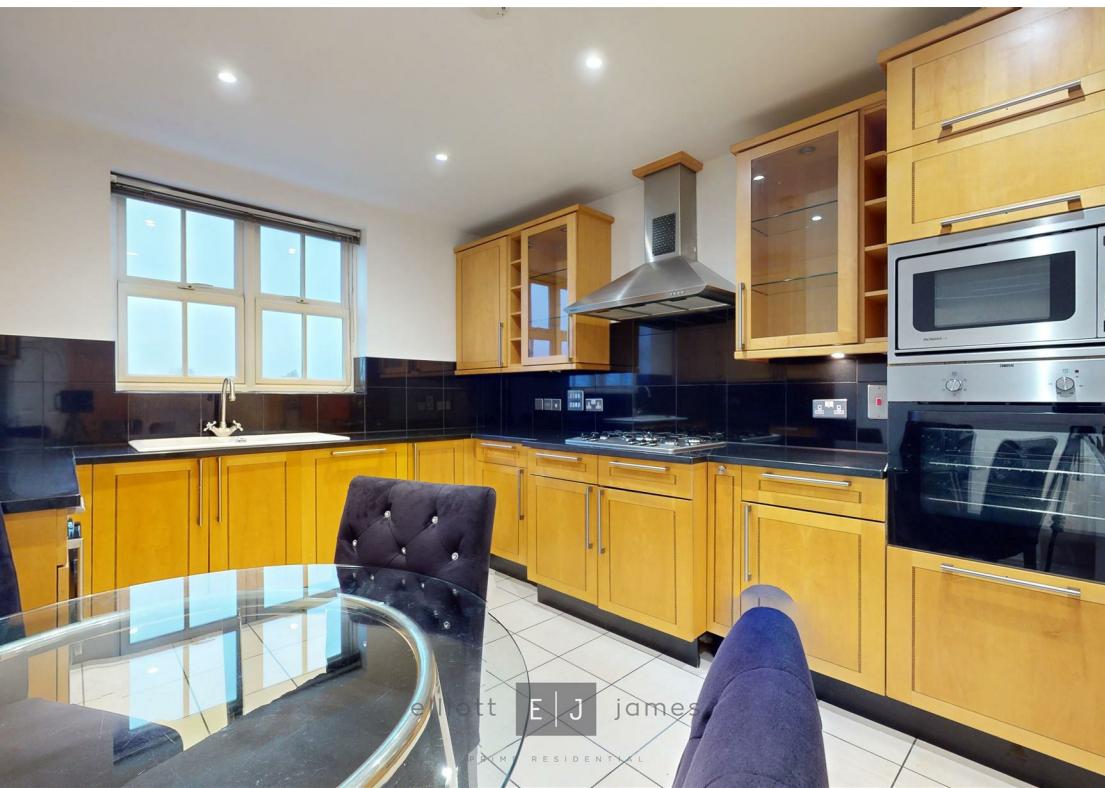
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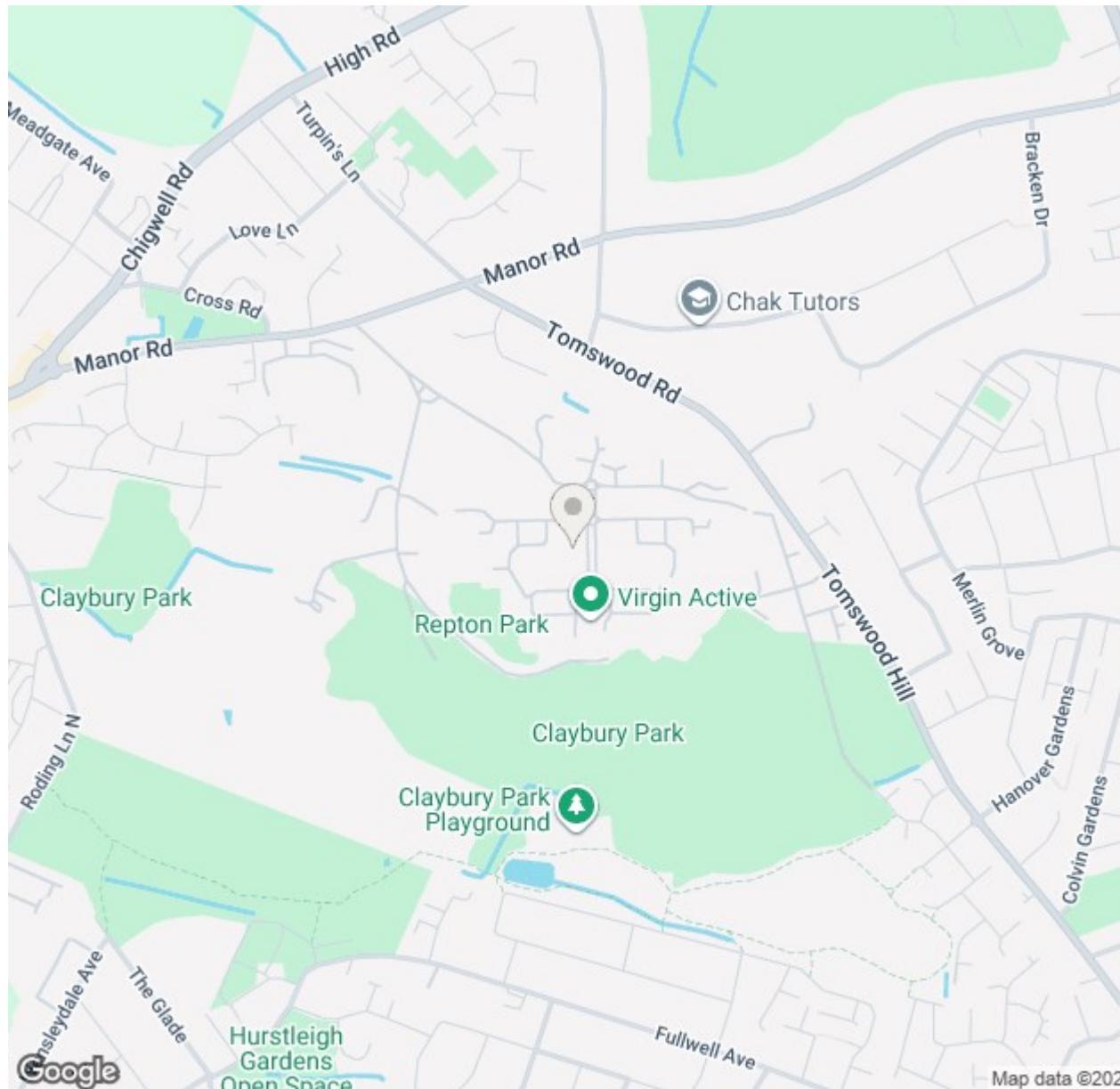
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MAP & EPC



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		
EU Directive 2002/91/EC		
England & Wales		D

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		
EU Directive 2002/91/EC		
England & Wales		D



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