



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.



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

contact@ejpr.co.uk

0208 0165 333

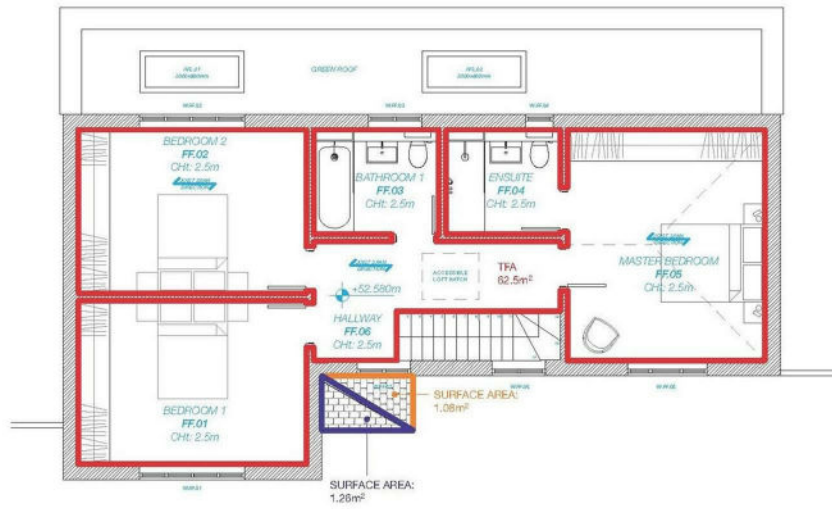
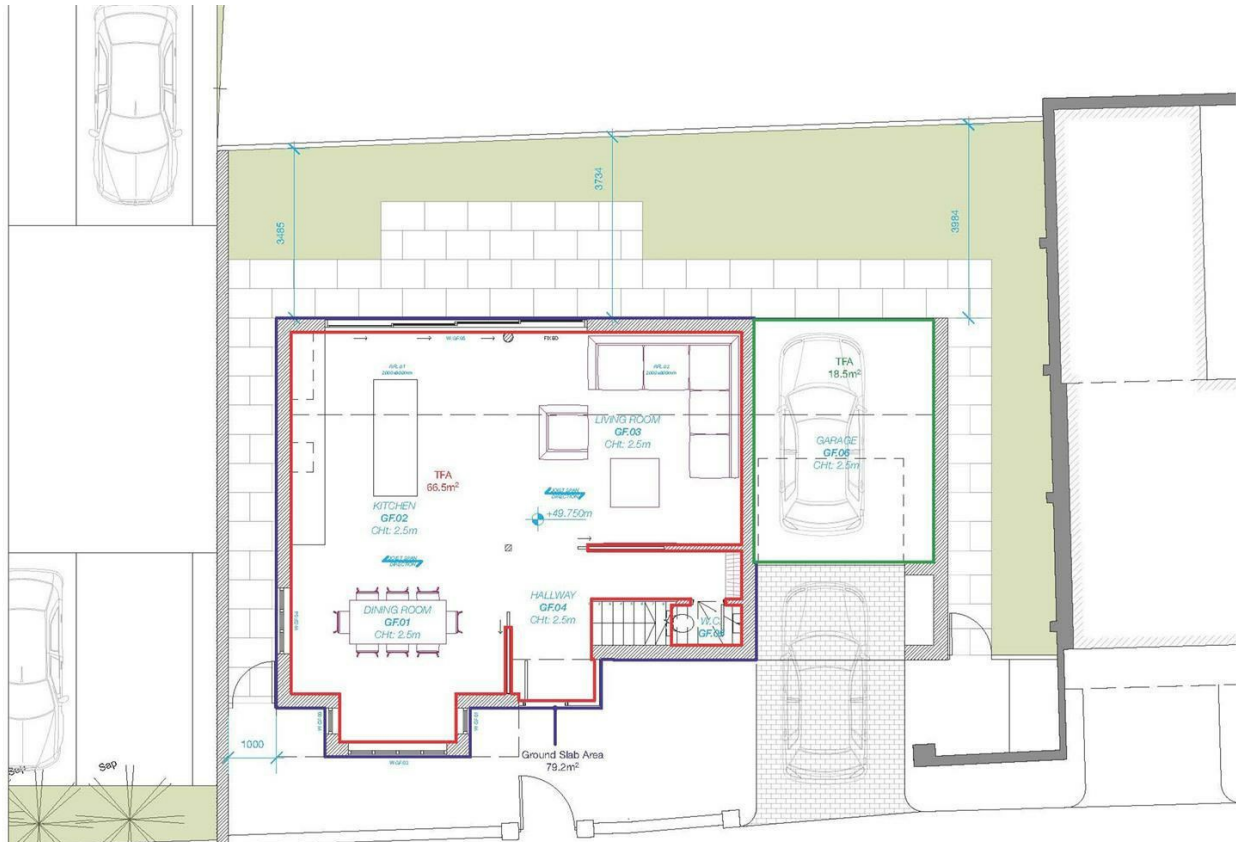
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|-------------------------------------|------------------------------|-------------------|
| Sqft 1,588 - including garage | Type Land - Building Plot | Style New Home |
| Bedrooms 3 | Receptions 1 | Bathrooms 2 |
| Tenure Freehold | Local Authority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

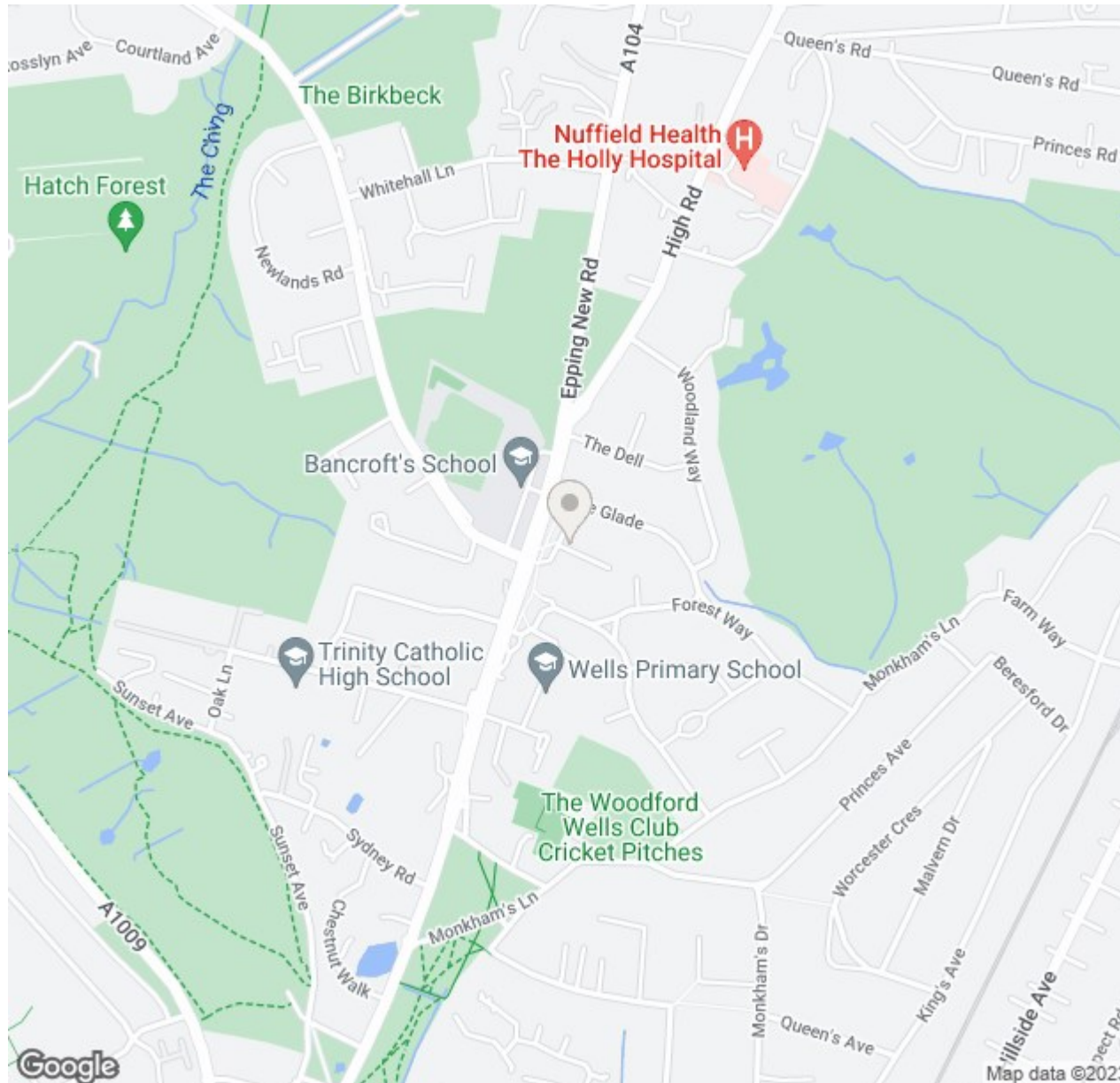
PLANS



2 Proposed First Floor Plan
1:100



MAP & EPC



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs [92 plus) 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 | | |
| 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 | |

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | contact@ejpr.co.uk

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