



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 Broadway, Woodford Green



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The Broadway, Woodford Green



Nestled in the heart of Woodford Green, this stunning new build apartment on The Broadway offers a perfect blend of modern living and convenience. Completed in 2026, this contemporary residence features two spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

As you enter the apartment, you are greeted by a bright and airy reception room that provides a welcoming atmosphere for relaxation and entertaining. The design maximises natural light, creating a warm and inviting space. The well-designed kitchen is equipped with modern appliances, ensuring that cooking and dining experiences are both enjoyable and efficient.

One of the standout features of this property is the delightful outside balcony, perfect for enjoying a morning coffee or unwinding after a long day. The balcony extends your living space outdoors, allowing you to take in the fresh air and views of the surrounding area.

Location is key, and this apartment is just a stone's throw from Woodford Station, providing excellent transport links to central London and beyond. The vibrant local community offers a variety of shops, cafes, and parks, making it a wonderful place to live.

In summary, this two bedroom, two bathroom apartment is a fantastic opportunity for those looking for a modern home in a prime location. With its contemporary design, convenient amenities, and proximity to transport links, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this exceptional property your new home.



With over 20 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 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.

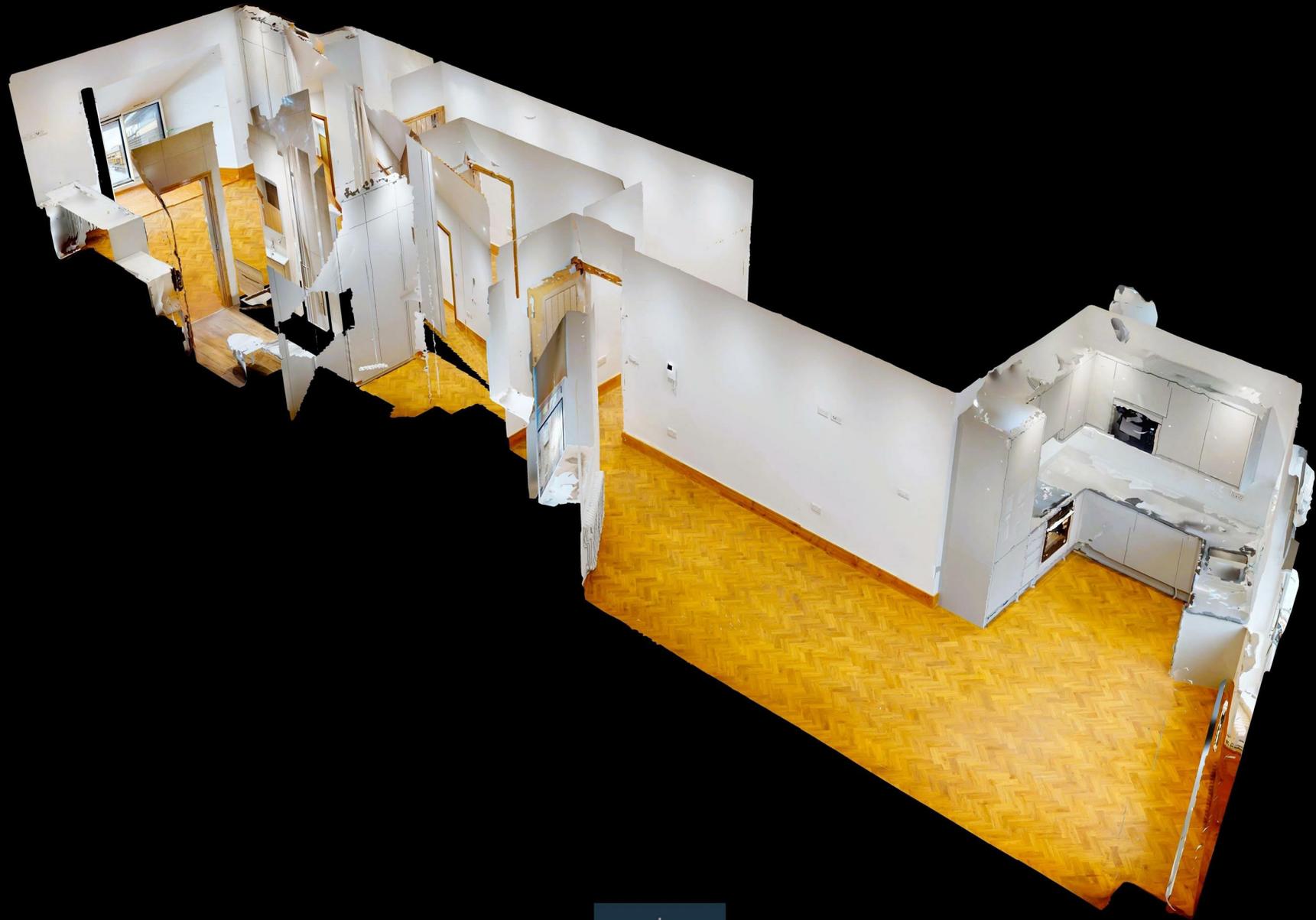
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|---------------|-------------------|-----------------------|
| Sqft sq ft | Type Apartment | Style New Home |
| Bedrooms 2 | Receptions 1 | Bathrooms 2 |
| Tenure | Local Authority | Tax Band New Build |



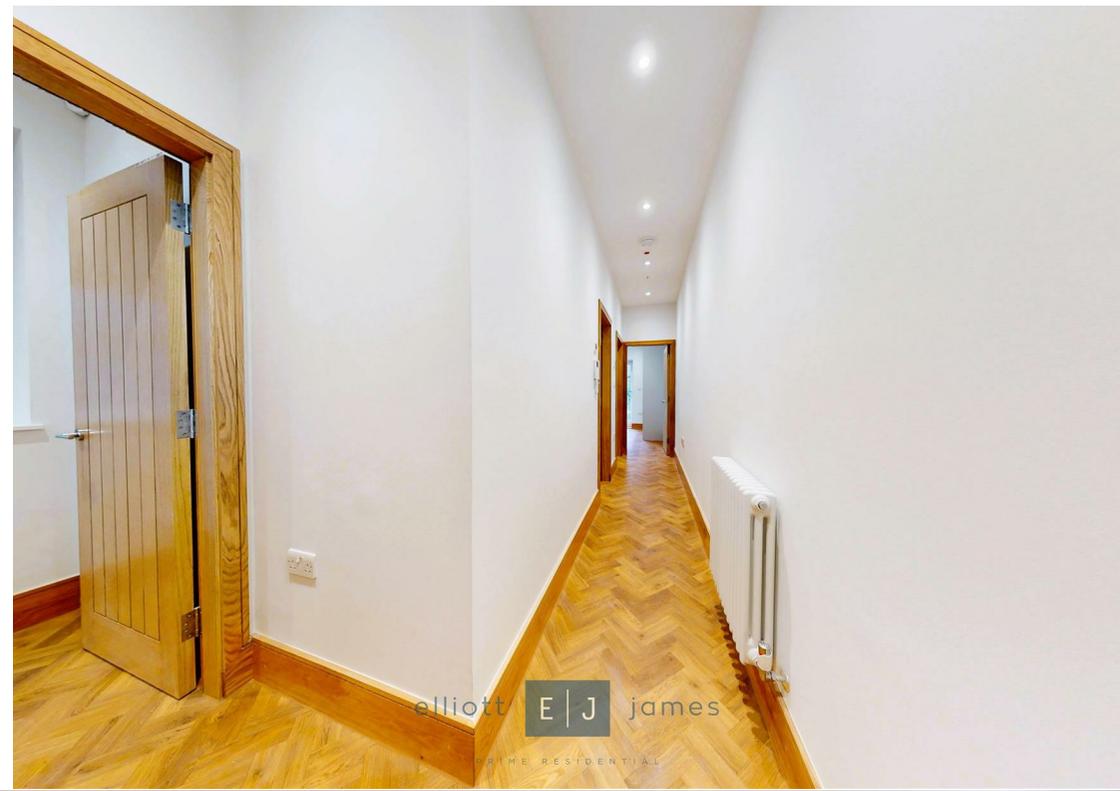
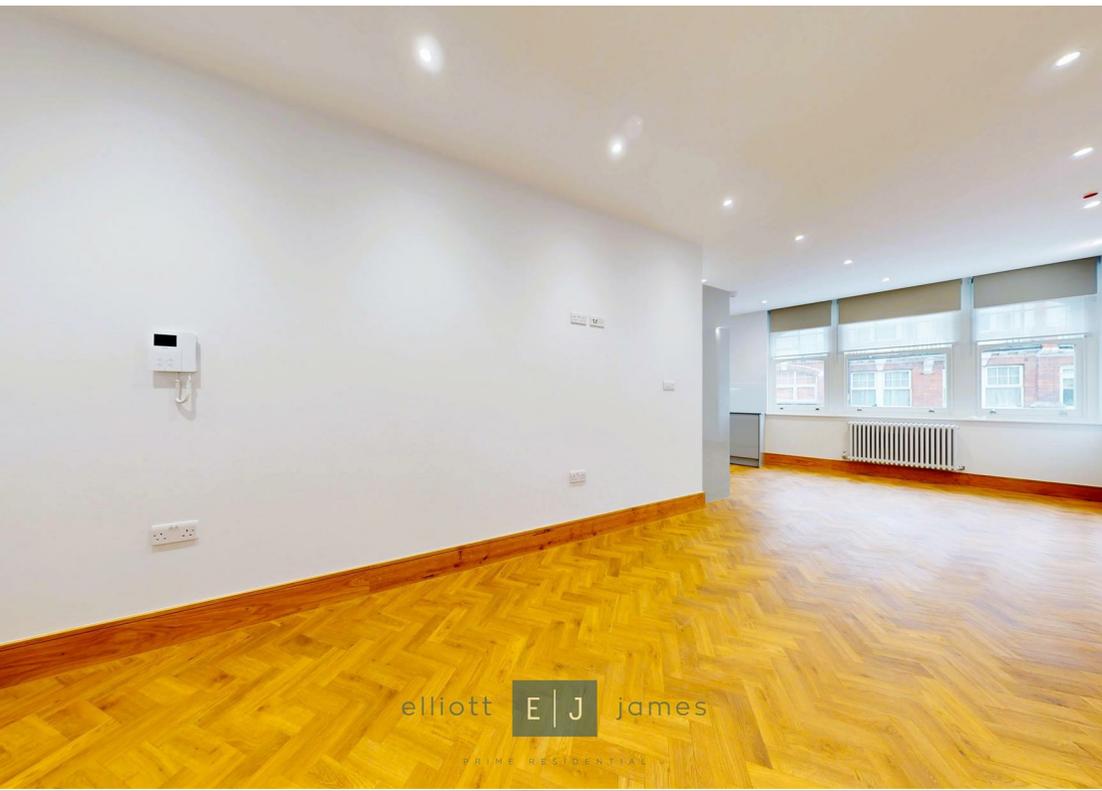
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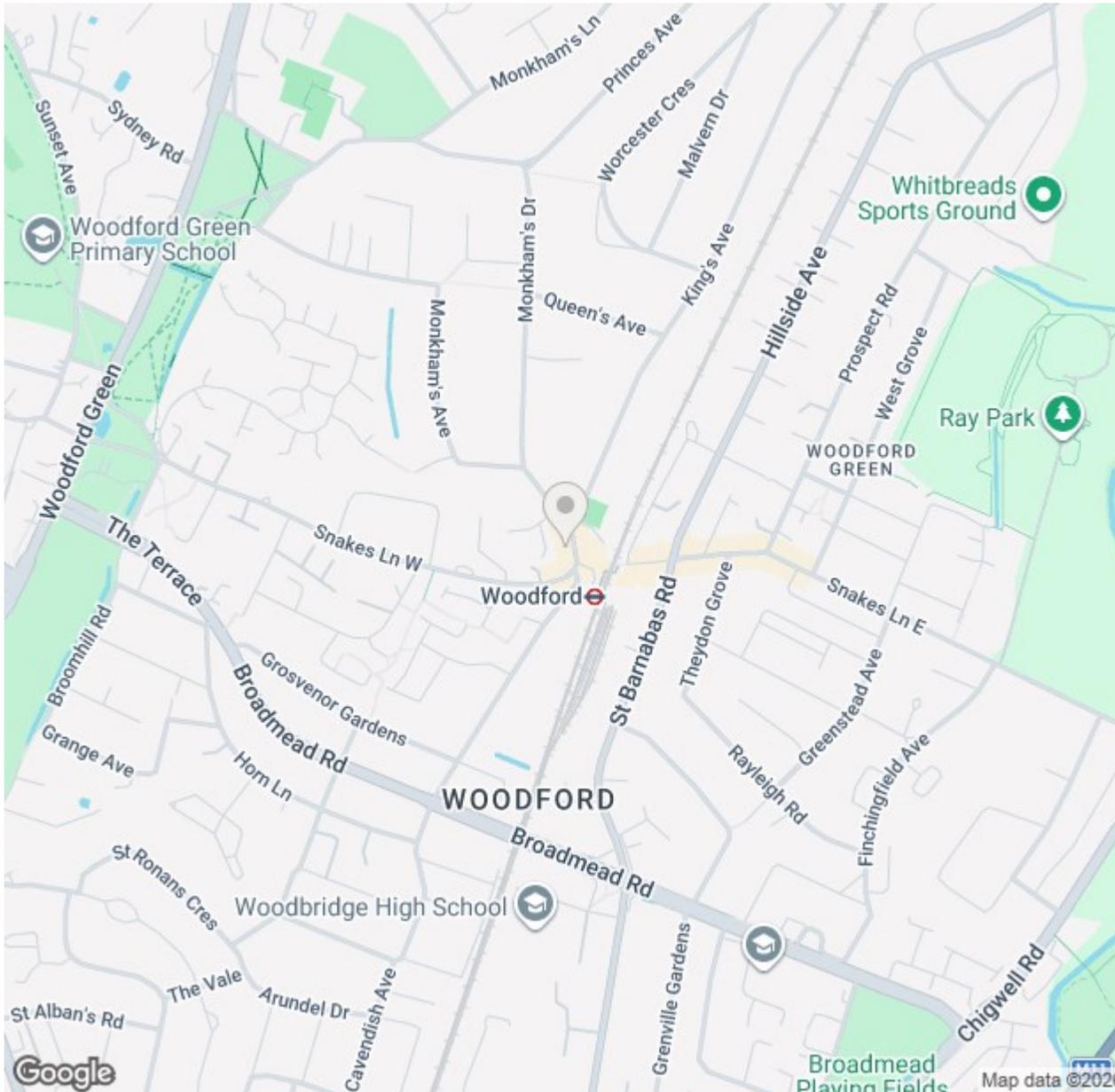




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MAP & EPC



| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 77 |
| (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 | |



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PLANS

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