

Prospect Road, IG8

PAUL BERG

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£325,000

Share of Freehold

A Charming Victorian Garden Flat in Woodford Green – Ideal for First-Time Buyers or Investors

This ground-floor Victorian maisonette offers a fantastic opportunity for first-time buyers and investors alike. Situated in the desirable Woodford Green area, this home combines period charm with practical living spaces, all within easy reach of local amenities.

The property features a bright and spacious reception room with a large bay window, highlighting its high ceilings and decorative coving. A good-sized double bedroom overlooks the shared rear garden. There's also a second reception room leading to the kitchen, which provides direct access to the garden. The bathroom is conveniently located just off the kitchen.

The flexible layout offers the potential to reconfigure, with the option to use the front reception room as a second bedroom while retaining the second reception room as a living area.

Located close to Woodford Central Line Station, the property is well-connected for commuters. The Broadway, with its shops, restaurants, and cafes, is nearby, and Ray Lodge Park is easily accessible, making this home ideal for a range of lifestyles.

Offered chain-free, this maisonette is an excellent choice for those seeking a home or investment opportunity in a sought-after location.





TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Service Charge: N/A

Ground Rent: N/A

Local Authority: London Borough of Redbridge

Council Tax: Band B £1,625.45 per annum