

## 1 Bedroom Flat for sale

Woodford Green Essex, IG8 7HH



### Key Features:

- 1 Bedroom 1 Bathroom
- Great Local Amenities
- Fantastic transport links!
- Shared Garden
- 108 Years lease

£252,000

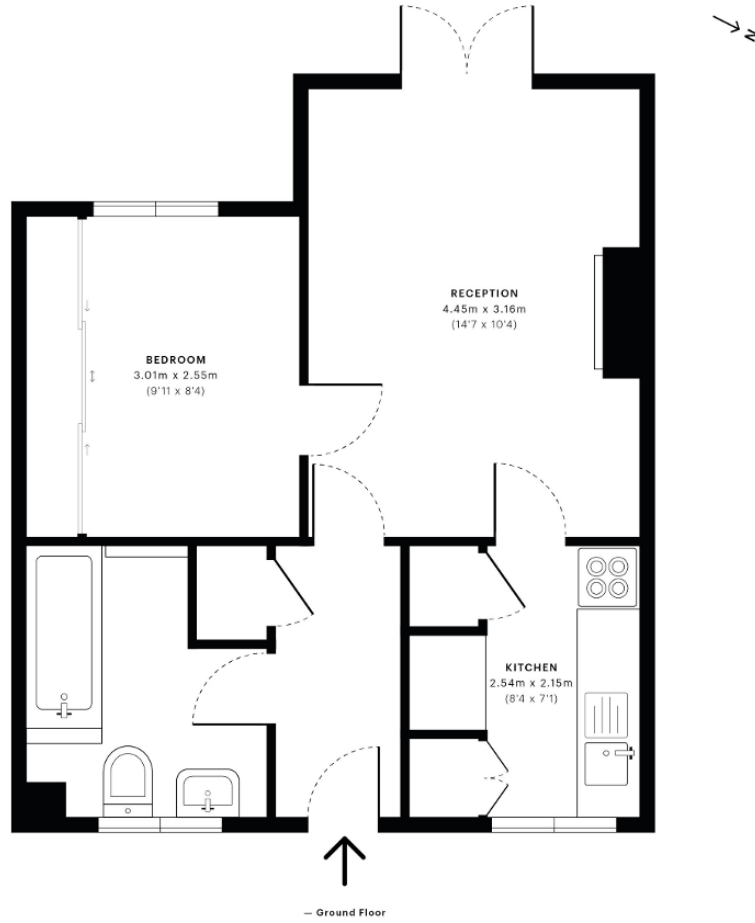


**Theydon Grove, IG8**

CAPTURE DATE 30/06/2020 LASER SCAN POINTS 22,294,388

GROSS INTERNAL AREA

37.56 sqm / 404.29 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
37.56 sqm / 404.29 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
34.38 sqm / 370.06 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 37.12 sqm / 399.56 sqft  
IPMS 3C RESIDENTIAL 34.51 sqm / 371.46 sqft  
SPEC ID 5ef1d5d3fc722a09fef5cda7