



SUSAN METCALFE  
RESIDENTIAL



## The Landmark Tower, Repton Park, Woodford Green, IG8

£1,250,000

<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Surface</b>	2834 sqft
<b>Tenure</b>	Leasehold 167 years
<b>Service Charge</b>	£3,548
<b>Outdoor Space</b>	Garden
<b>Parking</b>	Space
<b>Council Tax</b>	Council Tax Band: G (Redbridge Borough)

### CONVERTED GRADE II WATER TOWER

A show-stopping Grade II converted Victorian water tower sitting at the heart of Repton Park, an exclusive residential development in Chigwell, Essex on the outskirts of London. Converted into a luxury 3-bedroom home, the 50 m high tower features a lift to all 8 floors, stylish bedrooms each with en-suite bathrooms, a spacious living room, high specs fully integrated kitchen and comes with its own gated entrance and beautiful gardens. The 360-degree panoramic views extend over Essex and into Kent and the City of London

### Features

Entrance Hall, Lift, Stairs, Plant Room, Utility Room, Bedroom 1 With En-Suite Shower Room, 2nd Bedroom With En-Suite Shower Room, Principal



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Bedroom, Dressing Room, Bathroom, Reception Room, Kitchen/Dining  
Room, Guest W.C.



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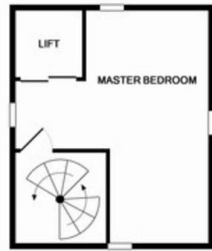


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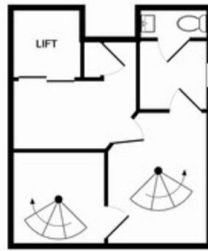




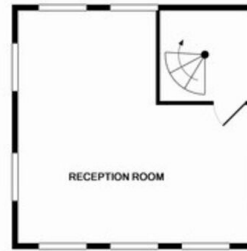
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5TH FLOOR



6TH FLOOR



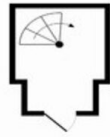
7TH FLOOR



8TH FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

TOTAL APPROX. FLOOR AREA 2834 SQ.FT. (263.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>		86	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	46		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**IMPORTANT NOTICE**

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.

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