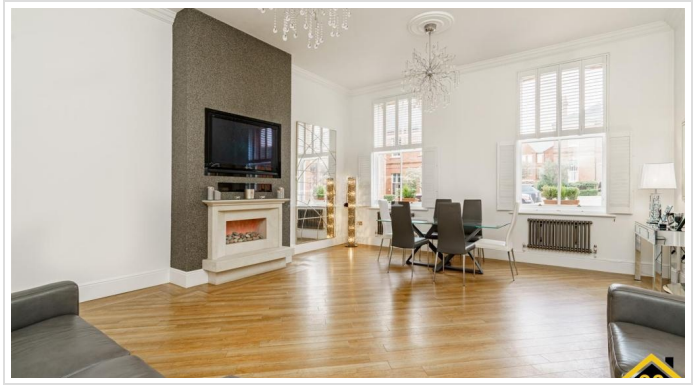


3 Bed Apartment In Osborne House Hampstead Avenue, Woodford Green, IG8
8RE

£3,250 Monthly





SHORT DESCRIPTION

Property Ref: 13258 A well appointed, spacious, three double bedroom duplex apartment situated in Osborne House in the stunning Repton Park. This ground floor apartment offers light and bright living, incorporating high ceilings, a modern kitchen, three double bedrooms, two bathrooms, WC and private garden. Repton Park is a luxury, secure gated complex surrounded by 145 acres of mature woodland. On site is Virgin Active with its amazing swimming pool and spa (additional cost). Available to move into from May 2024. Viewings recommended to fully appreciate this wonderful apartment and community...

3

Bed Room(s)

3

Bath Room(s)

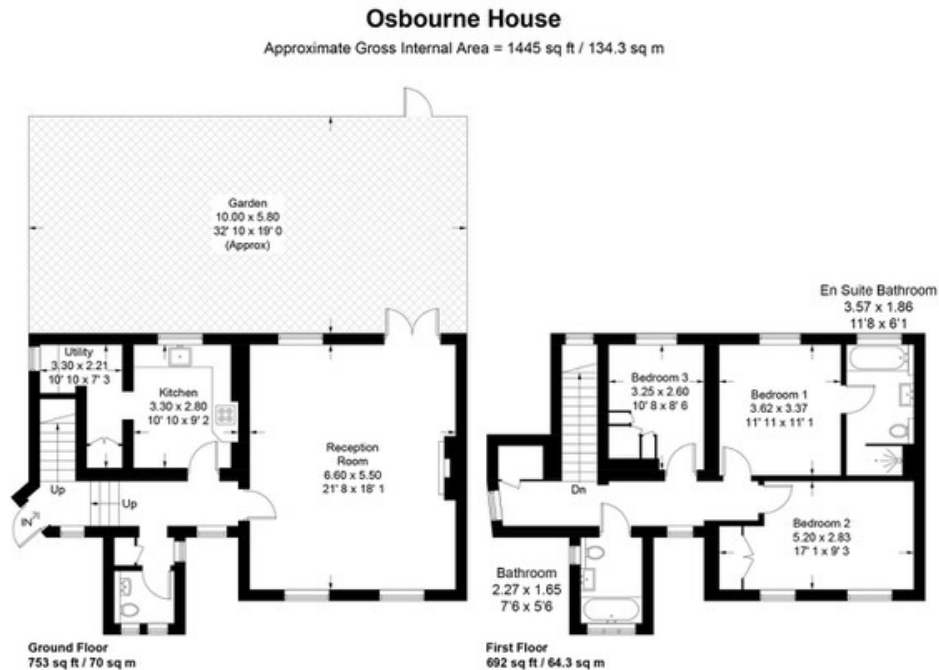
1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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