



**BOWDEN  
BRADLEY**



**Flat 5, 138 Tomswood Hill**  
Fairlop, IG6 2QN

**Price £250,000**





## Flat 5, 138 Tomswood Hill

, Fairlop, IG6 2QN

In the desirable area of Tomswood Hill, Fairlop, this charming one-bedroom apartment offers a perfect opportunity for first-time buyers seeking a comfortable and convenient living space. Situated on the second floor, the flat boasts a secure parking space, ensuring peace of mind for residents with vehicles.

The property is ideally located, bordering the popular Oakwood Gate and Tudor Estate, providing a pleasant community atmosphere. With easy access to Fairlop and Hainault stations, commuting to central London and beyond is both straightforward and efficient, making it an excellent choice for professionals and commuters alike.

Nature enthusiasts will appreciate the proximity to Claybury Park, a lovely green space perfect for leisurely walks, picnics, or simply enjoying the outdoors. This feature adds to the appeal of the location, offering a balance of urban living and natural beauty.

This apartment is not just a home; it is an opportunity to embrace a lifestyle that combines convenience, comfort, and community. Whether you are looking to make your first step onto the property ladder or seeking a cosy retreat in a vibrant area, this flat is well worth considering.

Lease remaining: Approx. 100 years  
Annual Service charge: £2400  
Annual Ground rent: £0

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front







Hallway  
5'4" x 7'6" (1.65 x 2.29)

Bathroom  
6'3" x 7'6" (1.93 x 2.29)

Kitchen  
5'1" x 13'3" (1.57 x 4.04)

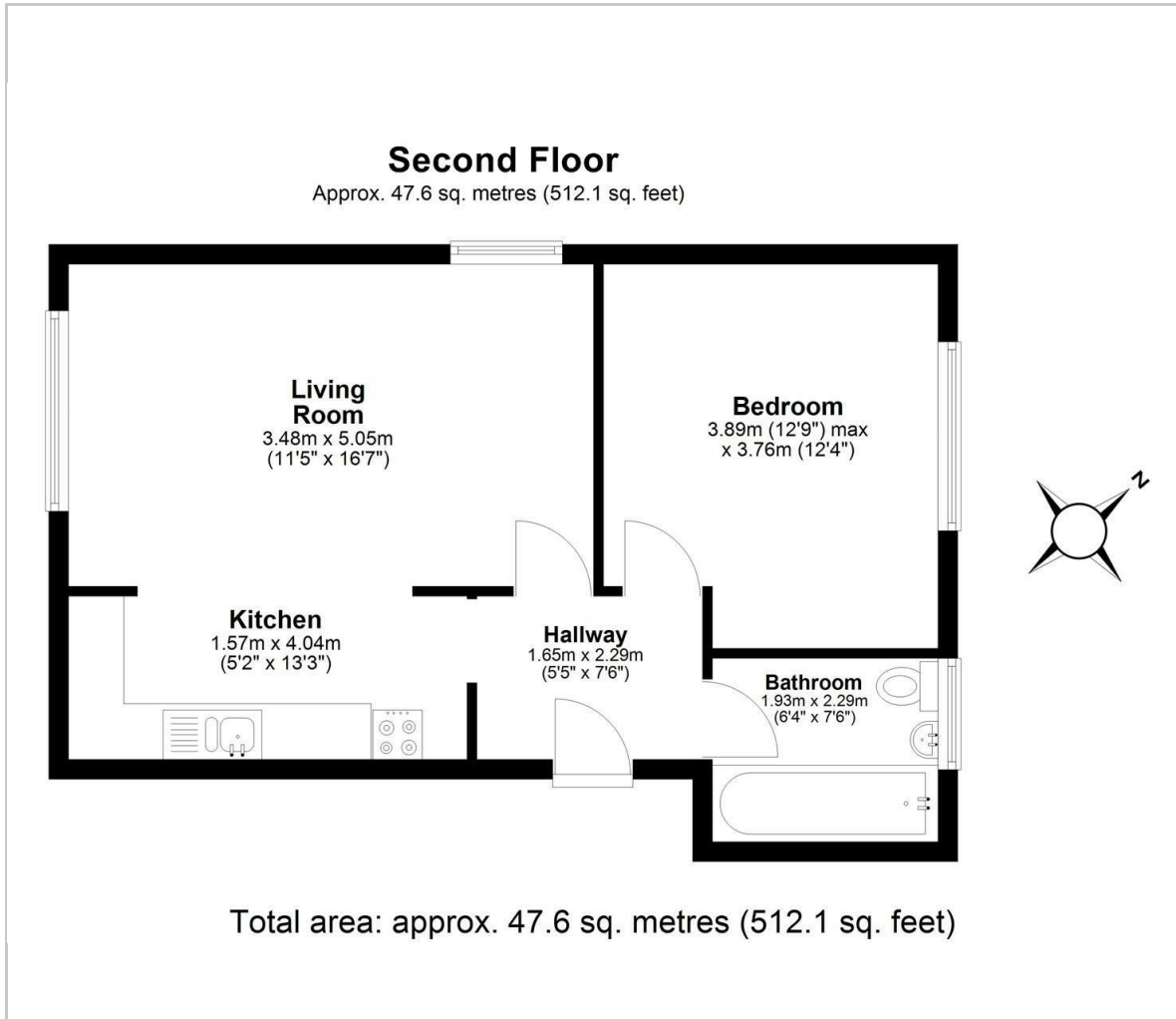
Living Room  
12'7" x 16'6" (3.84 x 5.05)

Bedroom  
12'9" x 12'4" (3.89 x 3.76)

Parking



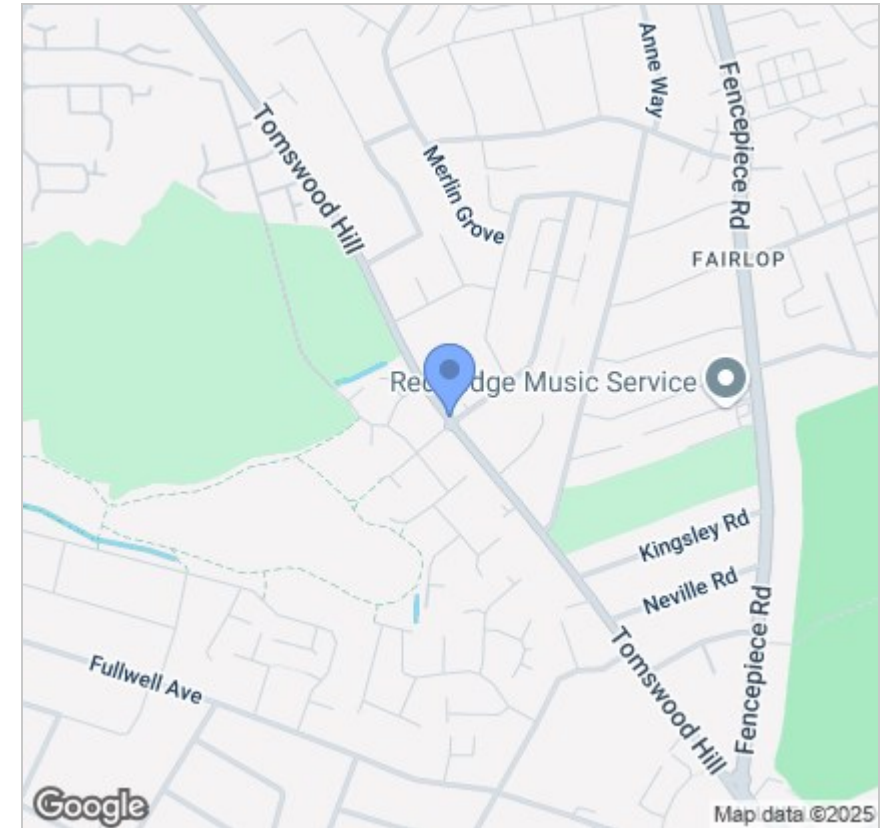
## Floor Plan



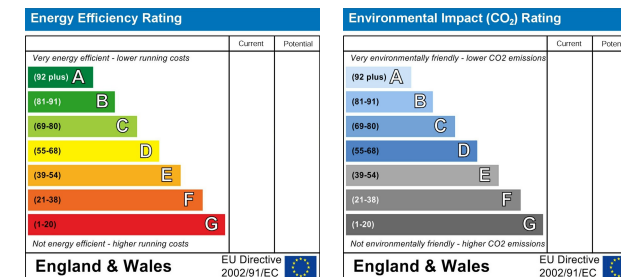
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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