



Second Floor

Third Floor

Total Area: 70.5 m² ... 759 ft² (excluding void)
All measurements are approximate and for display purposes only

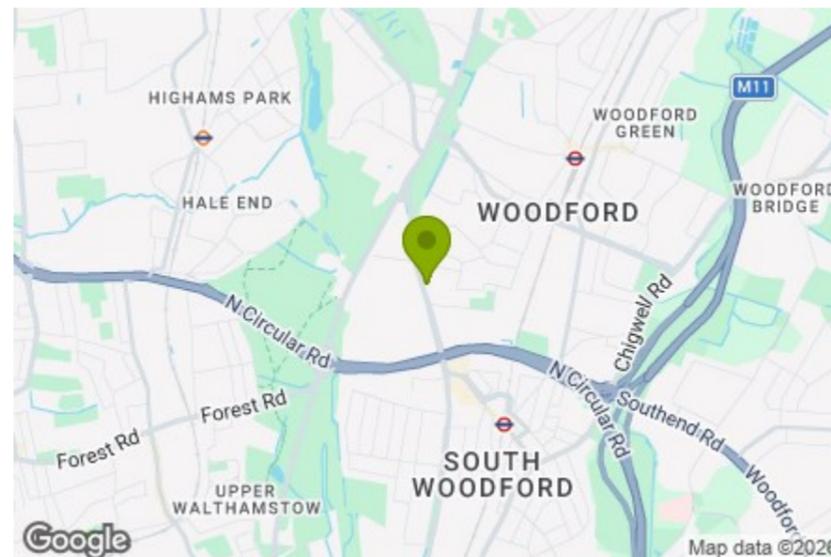
Kitchen / Dining / Reception Room
22'7" x 16'4"

Bathroom
6'3" x 6'2"

Bedroom
13'10" x 11'9"

Mezzanine
10'2" x 11'5"

Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	80
	EU Directive 2002/91/EC		



HIGH ROAD, WOODFORD GREEN Offers In Excess Of £325,000 Leasehold 1 Bed Flat



Features:

- Edwardian Conversion
- One/ Two Bedrooms
- Top Floor
- Spacious Open Plan Living Space
- High Ceilings & Flooded with Natural Light
- Mezzanine Floor Bedroom with Lovely Views
- Ample Storage
- Close to Shops & Amenities

Tucked away on the top floor of a beautifully converted Edwardian house, this bright and characterful one/two-bedroom apartment strikes just the right balance between period charm and modern design. With 759 sq ft of well-planned space, it feels open, airy, and surprisingly generous – and yes, there's plenty of built-in storage too. The brick and wooden-beamed façade and original architectural details hint at the home's history, but inside, it's all about clean lines, thoughtful touches, and a calming, contemporary feel.

Location-wise, it's got the best of both worlds: just a 14-minute stroll brings you to South Woodford station (Central Line), putting the City and West End within easy reach, while Epping Forest is practically on your doorstep – a five-minute wander and you're among the trees.

REQUEST A VIEWING
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IF YOU LIVED HERE...

From the street, this striking period conversion stands out with its red-brick façade and Tudor-style beams. Inside, things open up beautifully. A bright, open-plan kitchen and reception space stretches over 22 feet, with natural light pouring in and hardwood flooring leading the way. Crisp white walls, warm timber accents, and an eye-catching open staircase give the space an airy, modern feel with just the right dose of character.

At the rear, the kitchen pairs white cabinetry with deep wooden worktops, adding warmth and contrast. There's plenty of space to prep, cook, and gather—especially around the breakfast bar, which comfortably seats four. Pendant lights with exposed bulbs hang above, while discreet downlights let you shift the mood from morning coffee to evening wine without missing a beat. Storage is generous and thoughtfully placed. Two built-in double cupboards sit neatly in the living area, with even more tucked beneath the stairs—ideal for keeping day-to-day clutter out of sight.

Just off the living room, the bathroom feels like a little sanctuary. A classic white suite is paired with striking floor-to-ceiling deep green tiles, contrasting with a further patterned wall of star tiles. Whether you're in the mood for a

quick rain shower or a long soak under the waterfall head, it's got you covered.

The main bedroom is set beside the reception, calm and understated with soft grey carpets and white walls. Head upstairs via floating stairs to find the second bedroom space: loft-style with a Velux window perfectly framed by sky, and a beautiful exposed brick feature wall adding texture and warmth. This floor is packed with storage—no fewer than seven built-in cupboards, plus an additional storage area accessed directly from the room.

WHAT ELSE

As well as the open greenery of Epping Forest, less than five minutes from your front door, you have the social hub of George Lane just half a mile away on foot, for a range of independent cafes, bars and gastropubs. Commuters will love the location too—South Woodford Station is just a 14-minute walk, with the Central line getting you to Liverpool Street in 20 minutes and Oxford Circus in 30. For drivers, the nearby A406 North Circular, M11 and M25 facilitate easy travel across and beyond the City.



A WORD FROM THE OWNER...

"The location of the flat has been a major plus point for us due to its close location to a number of shops, restaurants, and pubs both on the High Road and George Lane, as well as its proximity to many lovely green spaces including Epping Forest and Woodford Green. At a 14 minute walk to South Woodford Tube station and with a bus stop directly outside, its been very convenient for both commuting and for leisure across central London and is situated in a safe, family friendly area. The flat itself is very open and light in design, quirky in its shape and the addition of the mezzanine floor can be effectively used as a second bedroom. It is also well designed with a large number of handy storage spaces concealed within the roof and sides. We have loved living here these last six years and will certainly miss the place!"

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