



Reception/Kitchen
26'2" x 11'6"

Bedroom 1
13'0" x 9'6"

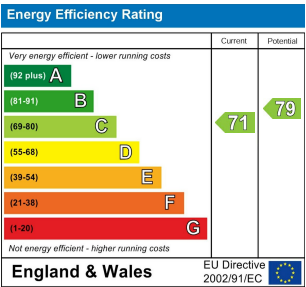
Bathroom
8'0" x 5'6"

Bedroom 2
13'2" x 9'8"

Ground Floor

Total Area: 69.2 m² ... 744 ft²

All measurements are approximate and for display purposes only.



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Modern Apartment
- Ground Floor
- Underground Parking
- 24 Hour Concierge
- Two Bathrooms
- Communal Gardens
- Close To George Lane Shops & Station
- Chain Free

A bright and generous two bedroom, two bathroom apartment on the ground floor of a handsome, contemporary development. All sat just the shortest of strolls from South Woodford tube station, and the local social hub of George Lane.

Your modest, modern development is set among artfully landscaped communal grounds, with underground parking and a twenty four hour concierge.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
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E4 & N17
hello4@stowbrothers.com
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E17 & E10
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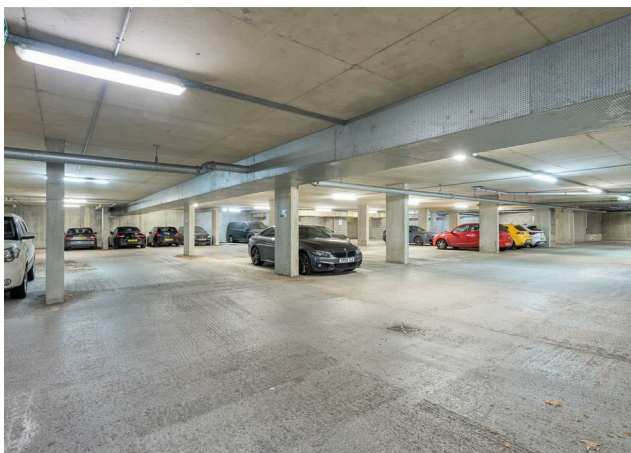
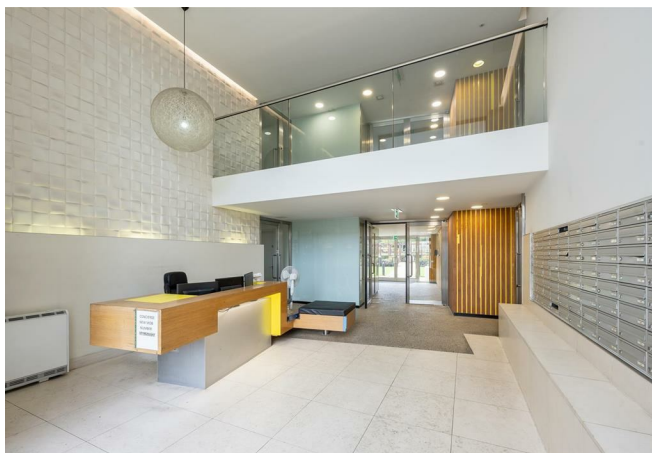
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE

You'll have a shade under 750 square feet to stretch out in, with pride of place going to your twenty six foot deep kitchen/diner. In here there's a large bay window for natural light and smart hardwood flooring underfoot. Your kitchen area is elegantly zoned by a handy breakfast bar, and smartly finished with chunky white worktops, multi hued cabinets and a striking turquoise backsplash.

Elsewhere, both your bedrooms are substantial doubles of 130 square feet apiece, with more of that solid oak hardwood underfoot, and leafy views of your communal grounds. Your principal sleeper features a chic en suite shower room, with walk in rainfall cubicle and oversized vanity mirror. Your family bathroom, home to a tub, is just as appealing. Finally there's a welcome wealth of storage in the hallway.

Outside and your well kept grounds include sweeping pathways, manicured lawns and pergolas. Perfect for getting to know the neighbours, or just taking the air. Woodford's social hub of

George Lane starts just across the road with the Art Deco Odeon cinema, continuing with a choice of cafes, gastropubs and restaurants. All your day to day amenities are here on your doorstep too, and whenever you need to venture further afield South Woodford tube is just a third of a mile on foot.

WHAT ELSE?

- Sat in Zone Four on the Central line, South Woodford will get you straight to Liverpool Street in eighteen minutes, or Tottenham Court Road in twenty seven.
- As noted, your new development has secure, underground parking. Drivers can be on the arterial North Circular in less than five minutes.
- Not only do you have those leafy communal grounds to roam in, but you're just a half mile on foot from the epic greenery of Epping Forest, anytime you want too lose yourself in nature.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened favourite independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 SENIOR ADVISOR

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