



Total Area: 73.1 m² ... 786 ft² (excluding balcony, patio)
All measurements are approximate and for display purposes only.

- Bedroom
11'10" x 10'5"
- Reception Room
14'10" x 11'10"
- Kitchen
13'4" x 9'3"
- Patio
14'0" x 5'1"
- Bathroom
8'9" x 7'4"
- Bedroom
11'10" x 10'10"



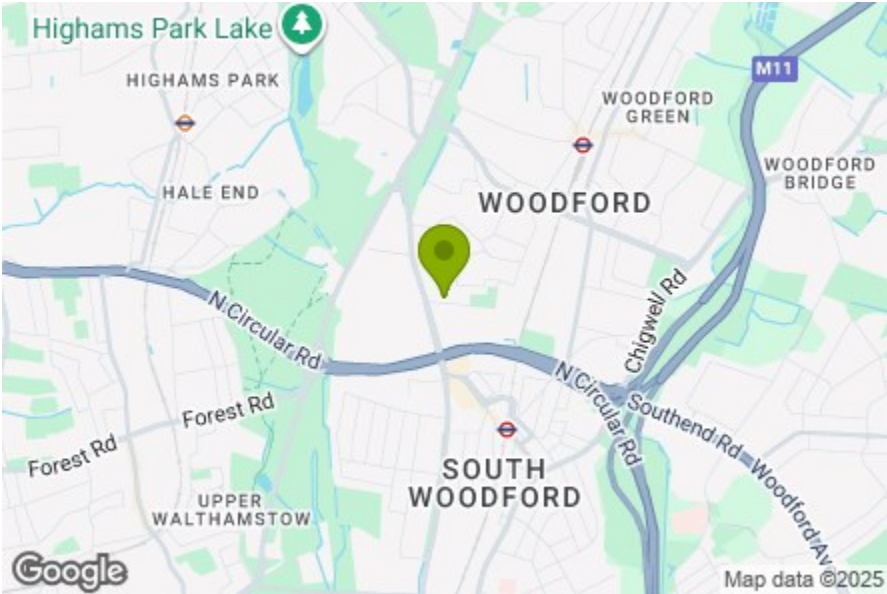
CHURCHFIELDS, SOUTH WOODFORD
Offers In Excess Of £335,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Ground Floor Flat
- Catchment for Churchfields Primary School
- Long Lease On Completion
- Private Secluded Patio
- Double Bedrooms
- Well Fitted Modern Kitchen
- Churchfields Park Moments Away
- Short Walk To George Lane

A pristine two double bedroom flat, set on the ground floor of a smart purpose built red brick block. Boasting a private balcony, large and bright rooms and immaculate decor, this modern apartment is fresh and airy throughout. Located in a fantastic spot close to the amenities of George Lane and South Woodford, as well as offering easy access to our local green gem Epping Forest.



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	EU Directive 2002/91/EC	

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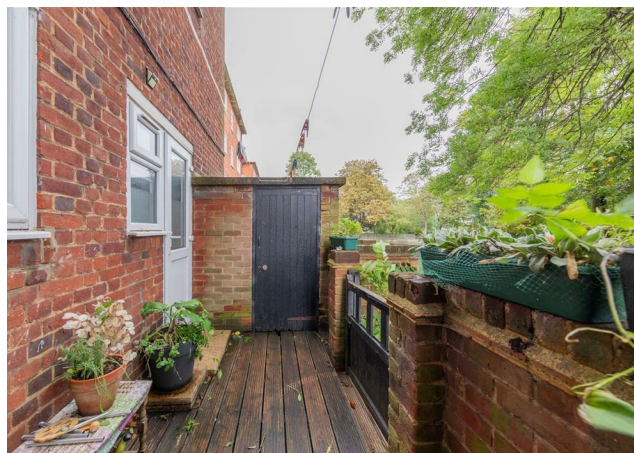
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IF YOU LIVED HERE...

Measuring over 780 sq ft this larger than average apartment offers a wealth of living space. The dual aspect, large reception room has gorgeous wooden flooring, fresh and neutral decor and is perfectly proportioned for both lounge and dining space. You have two double bedrooms, both immaculate in presentation with homely and cosy carpets. The heart of this home is the super stylish eat-in kitchen. Wonderful mosaic style floor tiling sweeps underfoot, the pristine kitchen is wonderfully appointed to create a social space, with the wooden countertops extending to create a smart breakfast bar. The wall and floor cabinets are styled a pleasingly bright white and the kitchen is complete with an integrated oven and hob. From here, you access your private patio; a peaceful outdoor space for you to get creative with potted plants, and enjoy a cuppa in the sunshine. Out and about, you're in the most fantastic spot within the catchment for the Ofsted rated 'good with outstanding features' Churchfields Primary School and the nationally recognised Latymer Secondary School a short bus ride away. The charming green space

Churchfields playground is moments from your door, and Epping Forest sits a little over half a mile to the West. Your excellent position means easy access to nearby Walthamstow, Woodford and South Woodford, meaning there is always something to explore and discover. Additionally you'll never be caught short for everyday essentials and entertainment as you've got supermarkets and amenities plenty on the nearby High Rd and George Lane. With chain restaurants and independent shops, there is something for everyone in this thriving local hub.

WHAT ELSE?

- For world class entertainment head to the Odeon a short hop away in South Woodford.
- You're perfectly placed for the A406 and M11 to take you out to the countryside with ease.
- You are also less than a mile from South Woodford station on the Central Line, speeding you into Central London and the City.



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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