

Kitchen
11'6" x 7'5"

Reception
10'9" x 21'3"

Bedroom
6'9" x 12'1"

Bedroom
8'10" x 14'1"

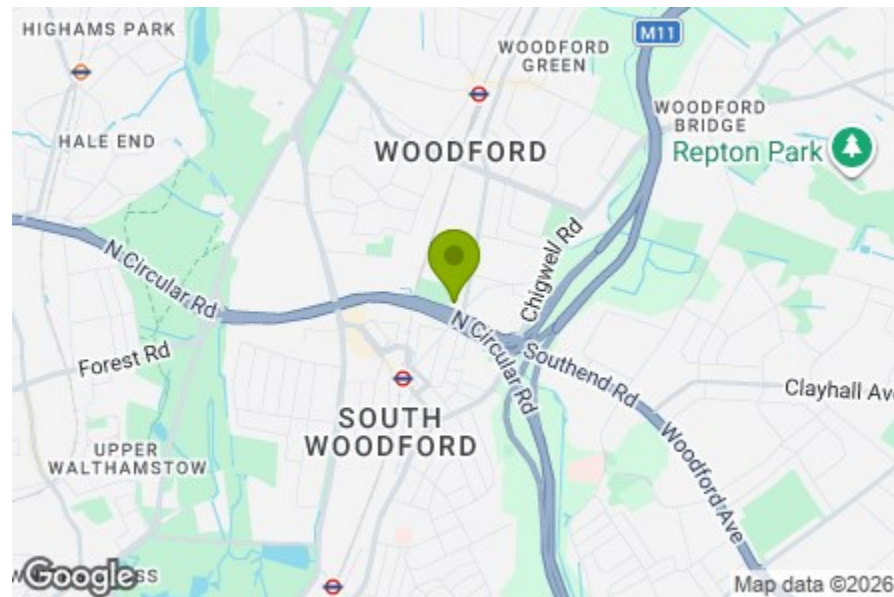
Bathroom
5'6" x 8'6"

Storage

Garage
7'10" x 16'2"

Total Area (Excluding Garage): 59.5 m² ... 640 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| 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 | | 73 | 79 |
| | | EU Directive 2002/91/EC | |



DIANA CLOSE, SOUTH WOODFORD

Offers In Excess Of £300,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Long Lease On Completion
- Garage En-Bloc
- Newly Fitted Modern Kitchen
- Spacious Living Room
- Large Windows With South Facing Aspect
- Short Walk To Tube Station & Roding Valley Park
- Elmhurst Gardens Within Easy Reach

Perfectly positioned in tranquil South Woodford, this immaculate two-bedroom apartment boasts a long lease on completion and benefits from an array of conveniences, including a garage en-bloc. South-facing, the home is awash with natural light, enhancing its pristine and beautifully maintained interiors.

Ideally located for commuters, South Woodford Station is just a short walk away, providing swift Central line access across the Capital. The verdant expanses of Roding Valley Park are equally close, making this a standout opportunity in a highly sought-after East London enclave.

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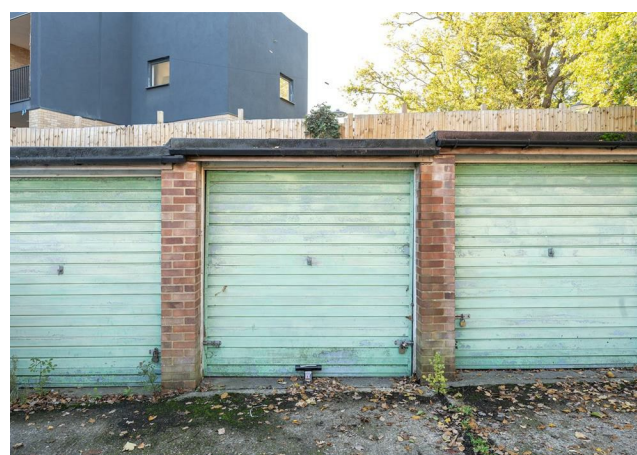
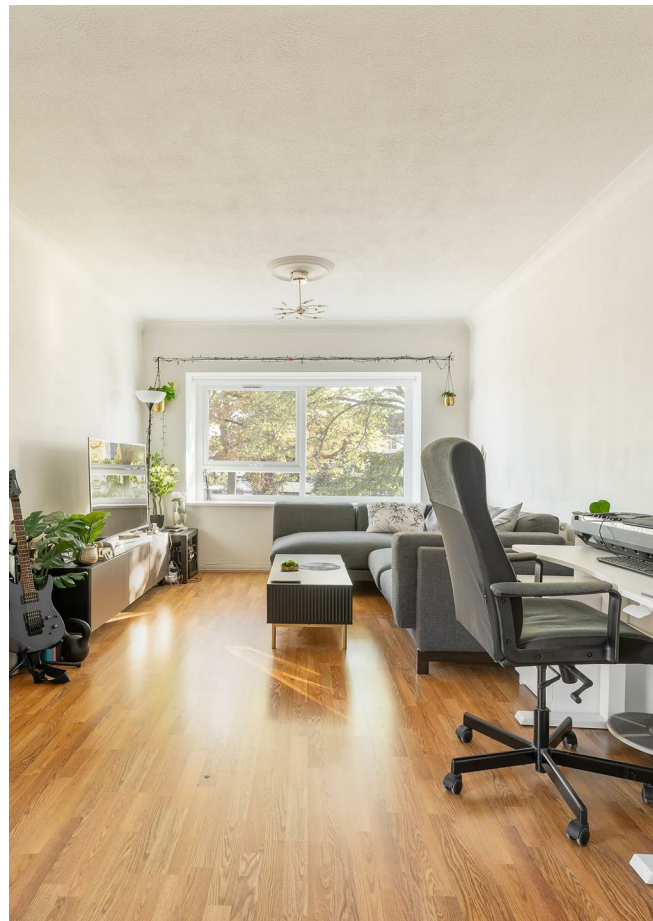
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IF YOU LIVED HERE...

Set within a peaceful South Woodford cul-de-sac, this beautifully presented two-bedroom apartment offers generous lateral space with an impressive south-facing position that floods the interiors with natural light. The spacious living room provides an ideal setting for everyday relaxation or entertaining, while the newly fitted modern kitchen brings a refined contemporary finish with clean lines and thoughtful detailing throughout. A long lease on completion and garage en-bloc add valuable long-term convenience and appeal.

Both bedrooms are well proportioned and quietly positioned, with large windows enhancing the sense of openness. Every element has been considered for effortless living, from the calm neutral aesthetic to the feeling of volume rarely found in apartments of this kind. The layout flows naturally while maintaining a strong sense of privacy and practicality, making it an ideal home for professionals, downsizers or those seeking a refined pied-à-terre.

Perfectly situated just a short stroll from South Woodford station for swift Central line access, the apartment also places you moments from Roding Valley Park and the much-loved Elmhurst Gardens. Independent cafés, dining spots and everyday essentials on George Lane are within easy reach, while the surrounding green spaces offer a welcome escape into nature, a compelling balance of connectivity and calm.

WHAT ELSE?

Nearby George Lane is home to a plethora of independent eateries, cafes and bars. Pop over to Nino's for some hearty Italian dishes or enjoy a delectable lunch or brunch at local favourite, Bobo and Wild. Unleash your inner creativity at Creative Biscuit, a neighbourhood craft café, offering pottery painting for all ages. Nature enthusiasts will enjoy idyllic weekend walks through expansive trails of Epping Forest, just moments away.



A WORD FROM THE EXPERT...

"As a long-time resident and the Manager of our South Woodford office, I can say this area truly captures the best of London living. It offers leafy surroundings, a welcoming community, and great local amenities, all while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel worlds away from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes suiting all lifestyles. At the heart of it all is George Lane, home to M&S, Waitrose, and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens' tennis courts are popular spots. I'm often at Tipi Coffee for a morning flat white or Bobo & Wild for brunch. With great schools, transport links, and a strong sense of belonging, South Woodford offers the perfect city-suburb balance."

TONY PLATT
E18 BRANCH MANAGER

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