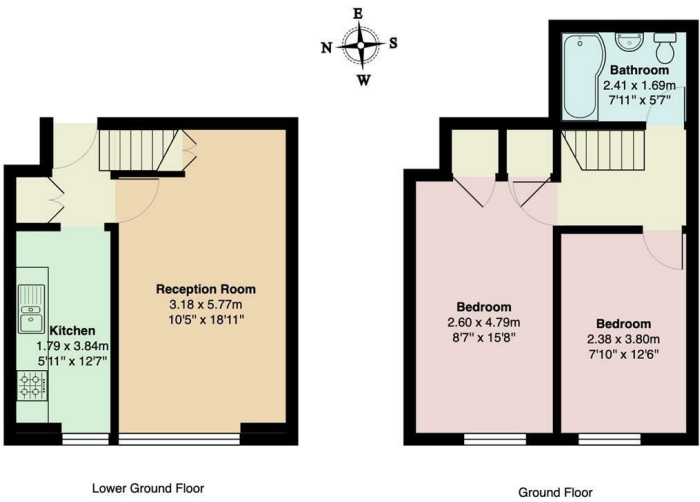




Total Area: 62.4 m² ... 672 ft²
All measurements are approximate and for display purposes only

Reception Room
10'5" x 18'11"

Kitchen
5'11" x 12'7"

Bedroom
8'7" x 15'8"

Bedroom
7'10" x 12'6"

Bathroom
7'11" x 5'7"



CLEVELAND ROAD, SOUTH WOODFORD
Offers In Excess Of £400,000 Leasehold
2 Bed Apartment

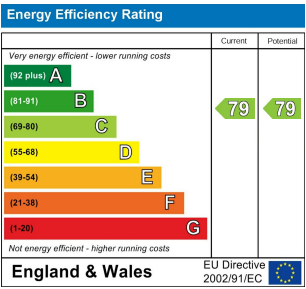
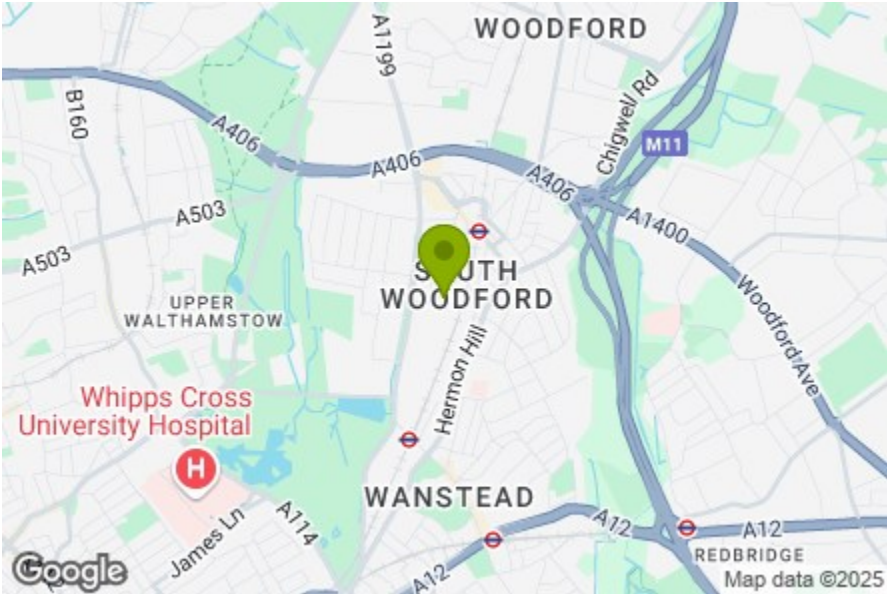


Features:

- Purpose Built Duplex Apartment
- Two Double Bedrooms
- Prime Location within South Woodford
- Garage En Bloc
- Close to Outstanding Selection of Schools
- Walking Distance to George Lane & Wanstead High Street
- Well Maintained Communal Gardens
- 8min Walk to South Woodford Station

Unfolding over two floors, this two double-bedroom duplex apartment is situated in a gorgeous spot near the edge of Epping Forest, with easy access to the excellent amenities of both South Woodford and Wanstead, including convenient transport links.

As well as the generous proportions, highlights include a garage en bloc and the well maintained communal gardens, not to mention the immaculate decor throughout.



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IF YOU LIVED HERE...

With over 672 square feet of internal space to spread out in - and a fantastic neighbourhood outside to explore, this is a home you can enjoy settling into from the moment you move in.

Due to its thoughtful decor, soft carpeting and charming under-stair nook, the lower ground floor reception room has a cosy yet sumptuous feel, while the separate kitchen will be extra convenient, especially with its ample storage, glossy metro brick tiles and eye-catching monochrome flooring.

Head up to your first floor for your two bright and spacious bedrooms. The larger of the two has some fantastic in-built storage, and both rooms enjoy immaculate decor. As for the bathroom, it's as smart as the rest of the duplex, with an over-tub shower.

Outside, beyond your well maintained communal garden, you'll discover exactly why this position between South Woodford and Wanstead is so sought after, with its great balance of rural charm and urban buzz.

Not only is it full of top eateries, ranging from the upmarket Provender to the casual artisan bakery Gail's, it has a brilliant selection of stores, including a Waitrose and M&S, and even its own cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held. Your new local? How about the Railway Bell. It's only a nine minute stroll, or head in the other direction to Wanstead for The Duke.

The ancient woodlands of Epping Forest is just a few minutes on foot - and once you're in the 5,000 acre forest you can walk much further.

WHAT ELSE?

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about eight minutes on foot from your home.
- Parents will be pleased to know you have plenty of well regarded primary/secondary schools in the area - one of the reasons that this area is so popular.
- South Woodford station is eight minutes on foot, where the Central line can take you to Liverpool Street in just 20 mins. Meanwhile, drivers can be on the North Circular in just a few minutes.



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 favourite for food would be the Japanese restaurant Sakura. 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 nearby, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the nearby 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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