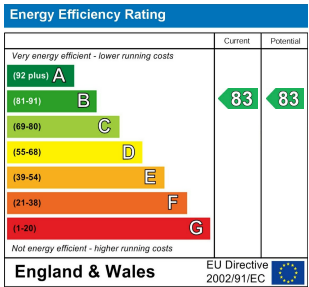
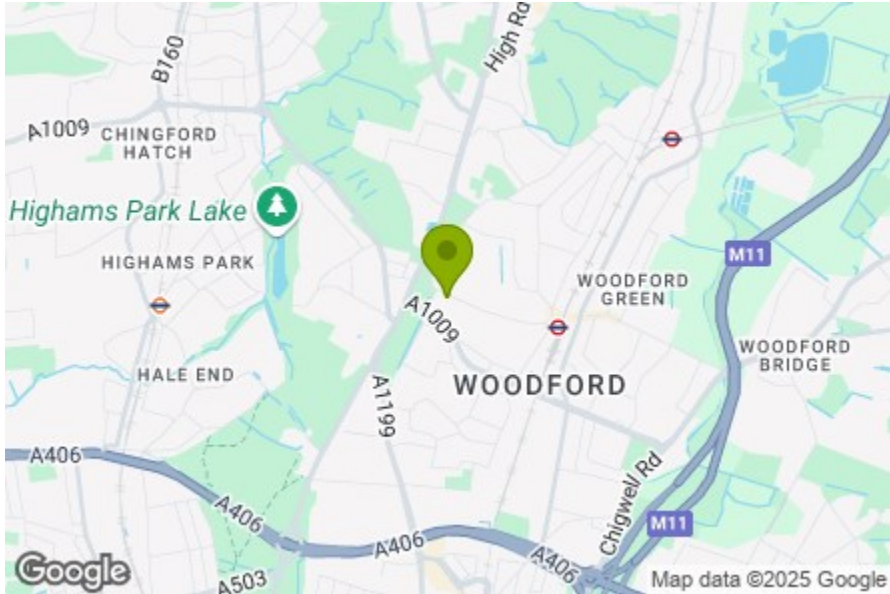




Third Floor

Total Area: 59.8 m² ... 644 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



SNAKES LANE WEST, WOODFORD GREEN
Offers In Excess Of £400,000 Share of Freehold
2 Bed Apartment - Penthouse



Features:

- Stunning Modern Apartment
- Two Double Bedrooms
- Low Service Charges & Share Of Freehold
- South Facing Balcony
- Vast Amount Of Natural Light
- Parking Space
- Communal Gardens & Bike Storage
- Close To Tube & Amenities

****Viewing Day 15th June.**** A sumptuous third floor, two bedroom apartment, sat on a new top storey added to this modern development in 2018, with horizon-wide views from your south facing balcony. You're just moments from Woodford Green itself and eight minutes walk to Woodford tube station.

Smartly finished to a high standard throughout, with high end integrated appliances in the kitchen, a fully tiled bathroom and generously sized rooms for flexibility. Your new home sits among well curated communal gardens, and comes with a private parking spot.

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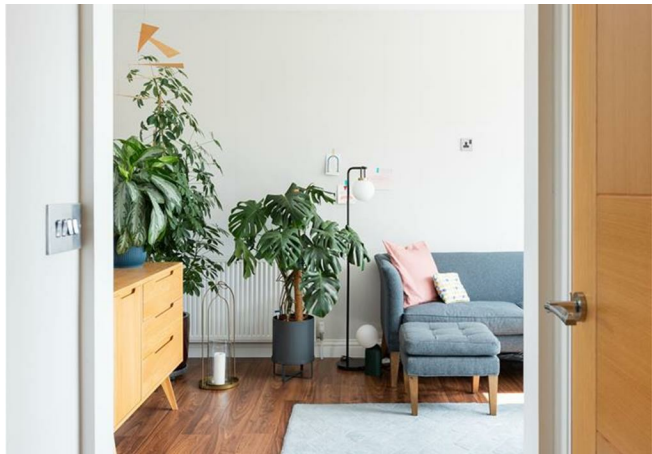
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IF YOU LIVED HERE...

That fifty square foot balcony will be a high point, literally and figuratively, offering splendid leafy, rooftop views over our beloved borough and beyond. Inside, your open plan kitchen/reception is an enormous 280 square feet, dual aspect between that wall to wall balcony entrance and oversized twin windows for floods of natural light. Solid walnut hardwood runs underfoot and recessed spotlights run overhead.

Your kitchen area's smartly decked out with a flank of glossy grey cabinets under solid marble worktops and home to a full range of integrated Smeg appliances, including a dishwasher and wine cooler. Elsewhere your bathroom's handsomely appointed with Carrara marble effect tiles from floor to ceiling, and features a Vitra suite, including a shower over the tub. Finally both bedrooms are substantial doubles, similarly smart and stylish.

Outside it's just a couple of minutes' walk from your new home to the ample green space of Woodford Green itself. Great for morning runs and evening strolls alike. Heading to the City? Woodford tube station is just an eight minute walk for direct twenty five minute runs to Liverpool Street and a door to door

commute of around half an hour. Finally, the endlessly explorable wide open greenery of Epping Forest is just ten minutes on foot, for the best of both town and country.

WHAT ELSE?

You have private, secure parking and drivers can be on the arterial North Circular in less than ten minutes. You have fourteen 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot. While the highly regarded Bancroft's independent school is just a five minute drive. Hit wellness goals at Yoga on the Green. With a brilliant choice of yoga, Pilates or Reformer Pilates classes. It's just opposite the fire station. Date night? Try out Mezze on the Green for a delicious menu in sumptuous surroundings. Just a couple of minutes' walk. You're spoilt for choice when it comes to nearby eateries, with a great range of local délis and cafés just a few minutes' walk away, from the newly opened Honey I'm Home, to Lemon Seed, The Broadway Déli and Mojós. Golfers will be delighted to discover Woodford Golf Club less than ten minutes' walk away.



A WORD FROM THE OWNER...

"We loved the flat from the moment we set foot in it. It was everything we were looking for in a home, and more. The flat was brand new when we moved in and we've lived here for six happy years.

The space is so peaceful and bright; it really has been our haven to recharge from life's busyness. The huge windows bring beautiful light in, which radiates throughout the living room. If you have green fingers, your plants will certainly love this (as ours have!).

The large open plan kitchen/living room space is really versatile and could easily be partitioned for multi-use - or just a larger corner sofa for movie nights!

Oh and the views! From stargazing on balmy summer evenings, to watching colourful winter sunsets wrapped up in a blanket during the colder months, we

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