

Total Area: 46.9 m² ... 505 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.

Reception
13'3" x 14'4"

Kitchen
9'10" x 7'10"

Storage

Bathroom
6'3" x 6'0"

Storage

Bedroom
10'4" x 11'1"



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	80	80
	EU Directive 2002/91/EC	

HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £255,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Second Floor
- Open Plan Kitchen / Diner
- Close to Shops & Tube Station
- Private Entrance
- Well Presented
- Natural Light
- Residents Parking Spaces
- 100 Year Lease & Modest Service Charges

This light-filled one-bedroom apartment sits on the second floor of a purpose-built block and comes with the added benefit of its own private entrance. Inside, a well-planned layout offers a bright open-plan kitchen/diner and a sense of space throughout, creating a comfortable and well-balanced living environment. Ideal for first-time buyers or those looking for a well-located London base, the property is just a short stroll from South Woodford Station, with a wide choice of shops, cafés, and restaurants nearby. Residents' parking and a long lease add to the appeal, making this a smart and convenient choice.

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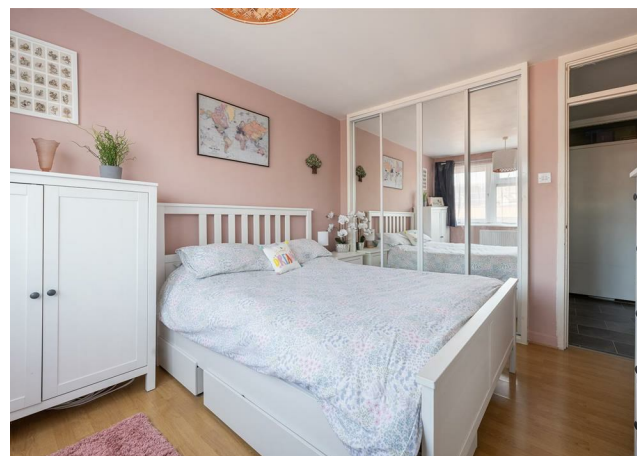
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IF YOU LIVED HERE...

Set on the second floor, this well-laid-out apartment opens into a vibrant hallway where bold tropical wallpaper creates an immediate sense of character. Light flooring runs underfoot, and a glazed internal door helps maintain a bright, open feel. Two built-in cupboards offer valuable storage. Just off the hall, the bathroom is a crisp and contemporary space, with dark marble-effect tiles lining the shower enclosure and soft white walls providing contrast. A high-set window ensures both light and privacy, while the clean finishes keep the space feeling modern. The double bedroom is calm and inviting, with soft blush walls and pale wood floors creating a gentle, restful mood. A mirrored, full-height wardrobe provides excellent storage and reflects natural light from the wide window, amplifying the sense of space. To the rear, the reception room is sociable and welcoming, with a generous footprint that comfortably accommodates both dining and living zones. A large window floods the space with natural light, while a calming blue feature wall adds contrast. The open-plan kitchen sits just beyond, maintaining a seamless flow between the spaces. The kitchen itself is cheerful and well-arranged, featuring white cabinetry,

wraparound surfaces, and patterned tilework for a playful finish. A wide window above the sink frames leafy views, and the grey tiled floor grounds the room with a touch of practicality. Open shelving adds style and a personal touch to this versatile cooking space. The location offers a great balance of green space and local convenience. Epping Forest is just moments away, providing an expansive natural escape perfect for walking, running, or simply switching off from city life. Closer to home, George Lane is the neighbourhood's bustling hub, lined with independent cafés, bakeries, and high street staples. You'll find everything from artisan coffee spots to everyday essentials within easy reach. Just around the corner, The George pub offers a cosy setting, ideal for a Sunday roast or a casual drink in good company. Altogether, this pocket of East London blends leafy surroundings with a lively village atmosphere.

WHAT ELSE?

South Woodford Station is around a 10-minute walk away, placing the Central Line within easy reach for direct links into the City and West End. Several local bus routes also run nearby, offering convenient connections to surrounding areas including Walthamstow, Leytonstone, and Ilford. For drivers, the North Circular is close at hand, providing swift access across London and beyond. It's a well-connected spot with excellent transport flexibility.



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 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 ASSISTANT MANAGER

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