



First Floor

Total Area: 46.2 m<sup>2</sup> ... 497 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception Room  
10'5" x 17'11"

Kitchen  
7'10" x 6'11"

Bathroom  
5'2" x 7'3"

Bedroom  
8'11" x 14'6"



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	



## GLEBELANDS AVENUE, SOUTH WOODFORD Offers In Excess Of £150,000 Leasehold 1 Bed Apartment



### Features:

- One Bedroom Apartment
- First Floor with Lift Access
- Over 55s Development
- Communal Gardens
- Communal Day Room
- Private Secure Entrance
- Moments from George Lane
- Shops & Amenities on your Doorstep

A one-bedroom first floor apartment in an over 55s development, moments from George Lane and South Woodford's everyday shops, cafés, supermarkets and Central line station. With communal gardens, a resident manager and lift access, it's a well-placed home with a calm, connected feel.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

You'll be made immediately welcome as you step into your spacious hallway, plenty of incidental space here with built-in storage and room for bags and coats.

The reception room is softly decorated, with neutral walls, fitted carpet and broad windows bringing in natural light. The kitchen is subtly segmented via an archway, finished with pale cabinetry, wood-effect worktops and tiled walls.

The bedroom is quietly placed, with built-in wardrobe space and a soft, pared-back finish. Beyond your front door, the development's communal day room is a great spot to get to know your neighbours, it's huge, bright and welcoming with its own kitchenette. The communal gardens also give the development a sociable, well-kept feel.

#### WHAT ELSE?

- George Lane is just a short walk away, with Waitrose, M&S, Sainsbury's, Co-op, cafés, restaurants, the library and Odeon cinema close by.
- South Woodford station is around a four-minute walk, with Central line links across London.
- For coffee or brunch nearby, Bobo & Wild and Bread & Oregano are both on George Lane.
- Ullswater Court also has a shared laundry room with two communal tumble dryers as well as a guest room for visitors and parking available on a first come first serve basis.
- As well as the well-maintained communal gardens, you have plenty of wild natural space nearby. You can be exploring the vast greenery of Epping Forest just fifteen minutes after stepping out your front door. The perfect escape.



#### A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities 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 far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre 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, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT  
E18 BRANCH MANAGER

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