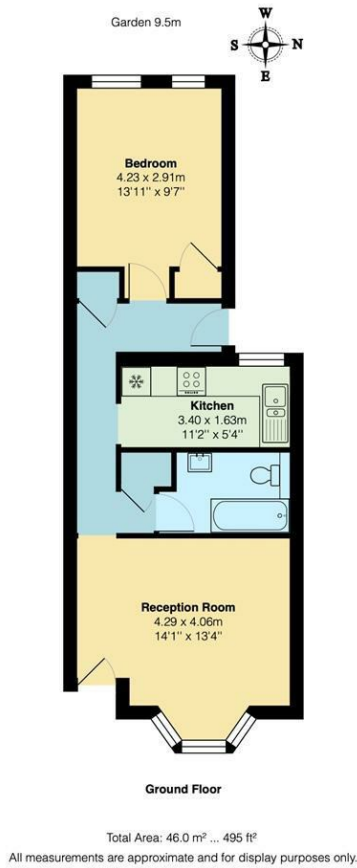




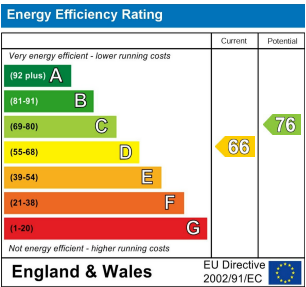
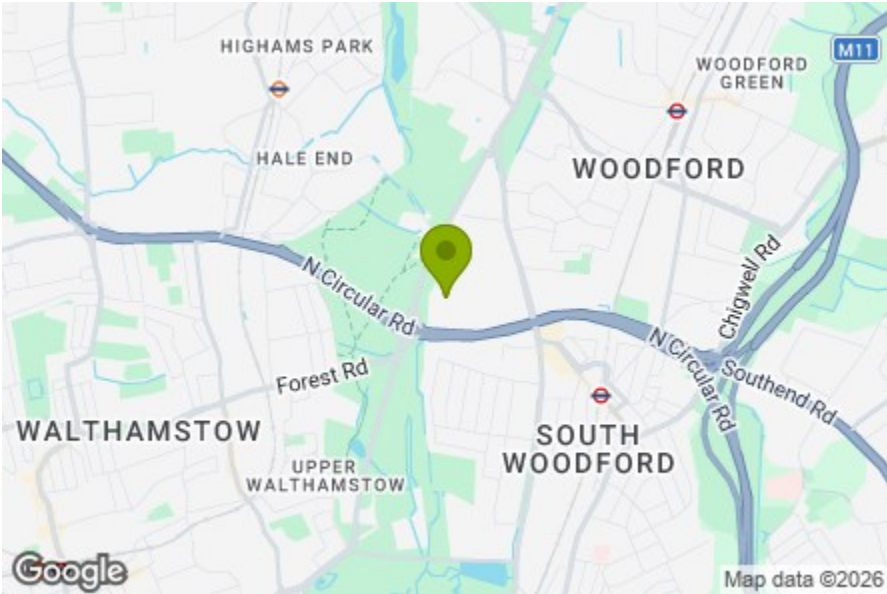
Reception Room
14'0" x 13'3"

Bathroom

Kitchen
11'1" x 5'4"

Bedroom
13'10" x 9'6"

Garden
31'2"



WALPOLE ROAD, SOUTH WOODFORD

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- Brick Fronted Victorian Conversion
- One Bedroom
- Ground Floor
- Private Driveway
- Shared West Facing Garden
- Bright & Airy Throughout
- Close to South Woodford George Lane
- Short Walk To Epping Forest
- Chain Free

Situated in the heart of sought-after South Woodford is this charming one-bedroom apartment neatly nestled on the ground floor of an idyllic Victorian conversion. Ideal for commutes, this pristine home is perfectly appointed a short stroll from South Woodford Station ensuring seamless connectivity across the Capital via the Central Line.

Immaculate throughout, boasting a plethora of stylish interiors and ideally located next to George Lane's thoroughfare of independent cafes, shops and artisanal delights, this home is an opportune find in one of East London's most coveted suburbs.

REQUEST A VIEWING
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0203 397 2222

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0203 397 9797

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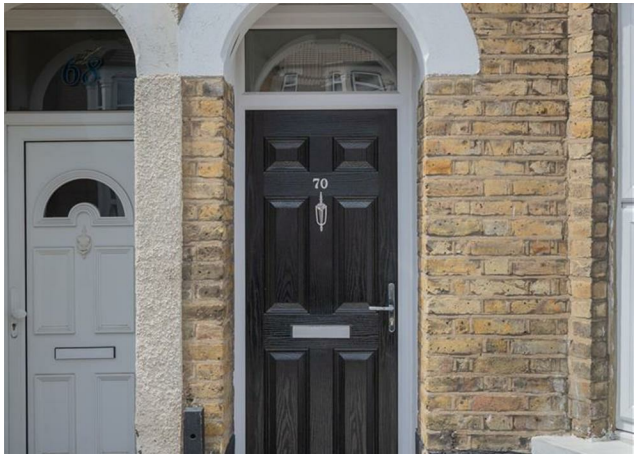
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IF YOU LIVED HERE...

Set within a characterful brick-fronted Victorian conversion, this bright and beautifully presented ground-floor apartment combines timeless character with modern functionality. The generous reception room, enhanced by a striking bay window and soft neutral tones, offers an inviting space to relax or entertain. A thoughtfully laid-out kitchen with natural light and contemporary fittings sits adjacent to a stylish bathroom, while the double bedroom at the rear of the property enjoys direct garden views, creating a calm and restful retreat.

Outside, residents benefit from a private driveway, a rare feature in this style of home as well as access to a shared west-facing garden, ideal for afternoon sun, alfresco dining or simply outdoor lounging. The apartment exudes a sense of light and openness throughout, thanks to well-positioned windows and a smart internal layout. Original features blend seamlessly with updates, making it a turnkey option for first-time buyers or those seeking an urban escape with character.

Perfectly positioned for enjoying the best of South Woodford, the property is a

short stroll from the shops, cafés, and eateries of George Lane, as well as the Central Line for swift city access. Epping Forest lies just moments away, offering expansive green space for weekend walks or outdoor activities, while the area's excellent local amenities and community feel further enhance its appeal.

WHAT ELSE?

George Lane is home to a number of acclaimed culinary spots including Nino's for some delectable Italian delicacies or for those seeking more casual dining you can pop over to local favourite Bobo and Wild for some coffee and an array of delicious brunch or lunch dishes.

Residents will also enjoy the local South Woodford Market which takes place on Georges Lane monthly hosting a range of local independent vendors, restaurants, artisans and more. An opportunity to immerse yourself in the vibrancy of E18's community culture.

Unleash your inner creativity at family run ceramics café, Creative Biscuit, offering an array of therapeutic potter painting sessions for adults.

Have a sweet tooth? Chocolate fans will love Le Mahzen Chocolatier, a cosy chocolatier offering a plethora of sweet treats, located on South Woodford's bustling High Road, just a short stroll away.



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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