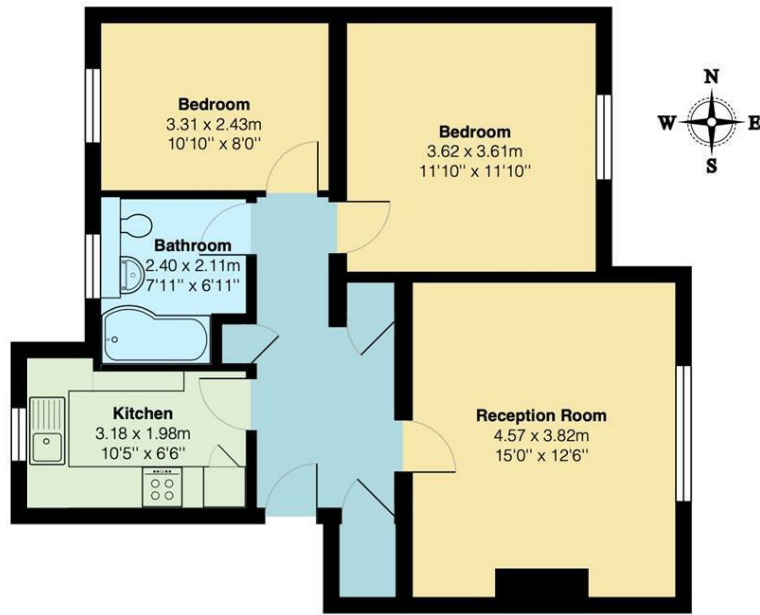
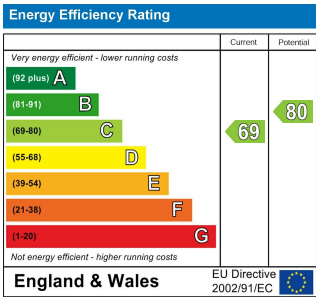




First Floor

Total Area: 63.1 m² ... 679 ft²
All measurements are approximate and for display purposes only.



MALFORD COURT, THE DRIVE, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Popular 1930's Development
- Refurbished Throughout
- Vast Communal Gardens
- Communal Parking
- Firs Estate Location
- Council Tax Band C
- 162 Years on Lease
- Service Charge - £3077.28pa

A recently refurbished and beautifully bright two bedroom apartment on the first floor of a popular 1930s development in the sought after Firs Estate. Sat among extensive communal grounds, just a short stroll from South Woodford station.

If you prefer your nature wild, the endlessly explorable wilderness of Epping Forest is just a half mile on foot, starting with the tranquil blue waters of Eagle Pond.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

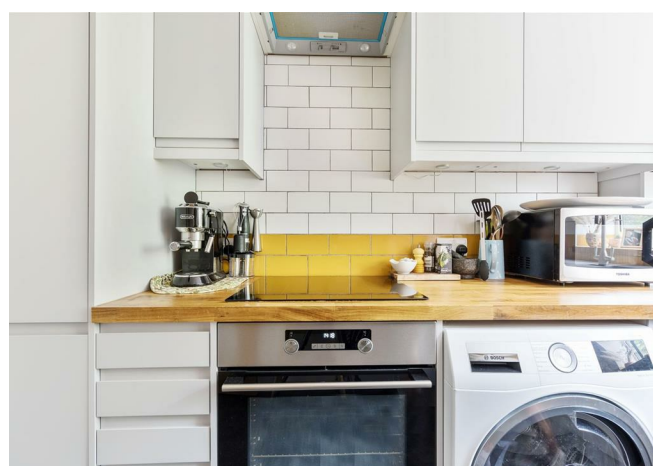
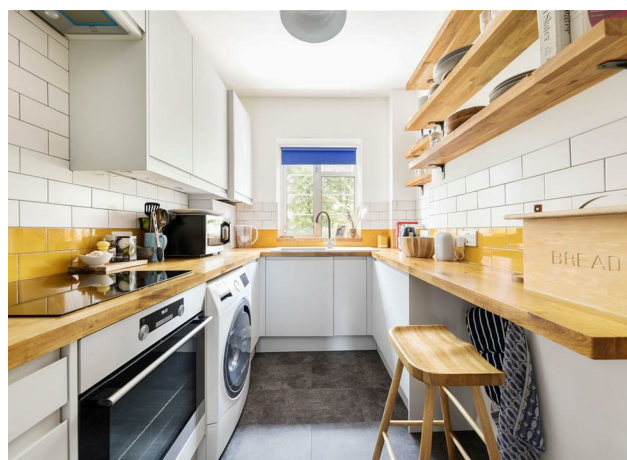
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0203 3691818



IF YOU LIVED HERE...

You'll be relaxing among a naturally bright suite of spaces, freshly redecorated throughout and with the generous room sizes of the period. Your 180 square foot reception is finished in pristine pebble grey with a cheerful green statement wall and vintage tiled hearth. Next door and the principal bedroom, a substantial 140 square foot sleeper, is just as stylish, in deep and pale blue hues.

Across the hall your kitchen's handsomely decked out in seamless sleek cabinetry, with timber worktops and smoky slate effect floor tiling. Elsewhere, your second sleeper's a modest double ideal for a child, while your family bathroom features an L-shaped tub, onyx fixtures and timber-effect trim. Finally your hallway is home to a wealth of fitted storage and incidental space, a welcome bonus in London apartment living.

Outside, the local social hub of George Lane is less than five minutes from your front door, for a range of cafes, supermarkets and other day to day amenities, plus a choice of bars, restaurants and the art deco Odeon cinema for date nights. If you want to venture further afield then South Woodford tube station is just a couple of minutes further, for speedy direct central line runs to the City and West End.

WHAT ELSE?

- You have resident's parking, and drivers can be on the arterial North Circular in around five minutes.
- Wanstead High Street, the bustling heart of this ever popular East London village, is well worth the fifteen minute walk. For wining and dining options the equal of anything you'll find in the City.
- At 162 years, the lease won't cause you any renewal worries.



A WORD FROM THE OWNERS...

"This flat has been our first home and we've gone from newlyweds to new parents here. It's genuinely been a great place to live, the flat has lovely light and space in every room and we've got to know our neighbours who are a mix of young families, young professionals and older retired people. It's fab to be under 10 minutes walk from the central line, so we can go into town or Stratford easily, whilst being able to walk into the forest at the end of the Firs estate. This was really important during lockdown, as were the lovely communal gardens in which people were working out, working outside or relaxing. You can choose between Wanstead or South Woodford to get coffee and local food, and visit the library and independent and big-name shops easily. We're really sad to leave, but just need more space for our family at this stage."

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Reception room

14'11" x 12'6"

Bedroom

11'10" x 11'10"

Bedroom

10'10" x 7'11"

Bathroom

7'10" x 6'11"

Kitchen

10'5" x 6'5"



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