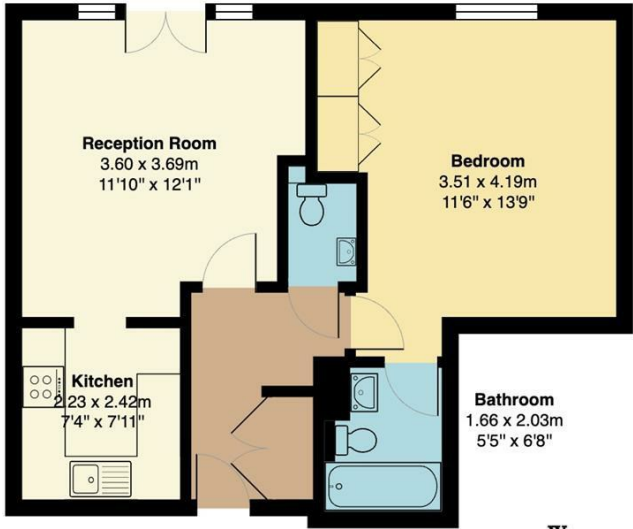




Ground Floor

Total Area: 50.8 m² ... 546 ft²

All measurements are approximate and for display purposes only

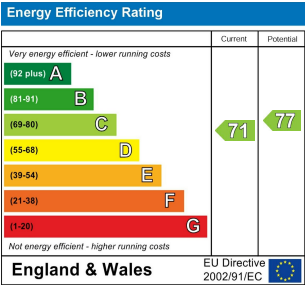
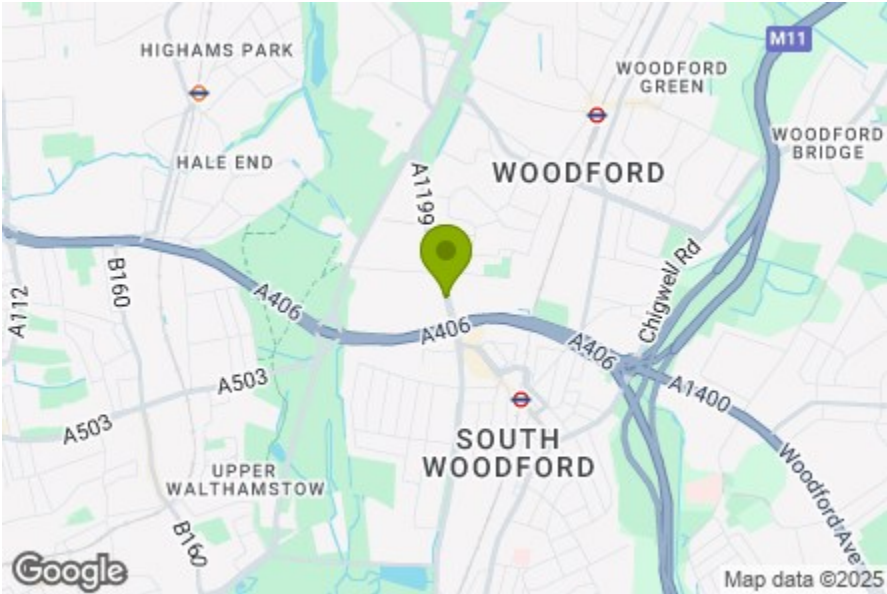
Kitchen
7'3" x 7'11"

Reception
11'9" x 12'1"

WC

Bedroom
11'6" x 13'8"

Bathroom
5'5" x 6'7"



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Ground Floor Apartment
- Gated Development With Parking
- Bedroom With En-Suite & Separate WC
- French Doors To Private Patio
- 159 Year Lease
- Vast Communal Gardens
- Excellent Condition Throughout
- Short Walk To South Woodford George Lane

Situated in a smartly designed gated development, this bright and spacious one-bedroom apartment occupies a quiet position in a leafy part of London, just a short walk from the ancient woodlands of Epping Forest and the fantastic amenities of George Lane. As well as the spotless finish, it benefits from ample storage, an en-suite bathroom and separate guest WC, a west-facing private patio plus vast communal gardens and, of course, a fantastic location...

South Woodford station is a short walk, so you have easy access to the City via the Central line, but there's some excellent entertainment in the local area, so you'll want to stick around as much as possible.

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

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0208 520 6220

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IF YOU LIVED HERE...

Thanks to the large amount of natural light, your 546 square foot home enjoys a fantastic sense of space. If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of room for balancing all aspects of life - and the floor plan cleverly divides the space without impacting on the flow of light. Whether you're cooking for yourself or others, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and integrated appliances.

The bedroom is just as immaculate with more considered decor and soft carpeting - and it also boasts in-built storage and a contemporary en-suite, while there's a WC off the hallway - perfect for when you're hosting guests.

During warmer months you'll love making use of your private west-facing patio. Meanwhile, the communal gardens are sprawling with plenty of space for residents to spread out or come together.

Beyond your home, you'll love how this whole area balances rural charm with urban buzz. Down in South Woodford, you've also got a brilliant selection of

supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere five minute walk away from your home. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only around 45 minutes from the centre of the capital.

WHAT ELSE?

- What, you want even more green space? How about Roding Valley Park, home to a glorious nature reserve full of wildlife - all around a mile from your door.
- Your new local? How about the Railway Bell. It's only a 13 minute stroll, plus it has friendly staff, a great selection of ales and a lovely beer garden.
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 minutes.



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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