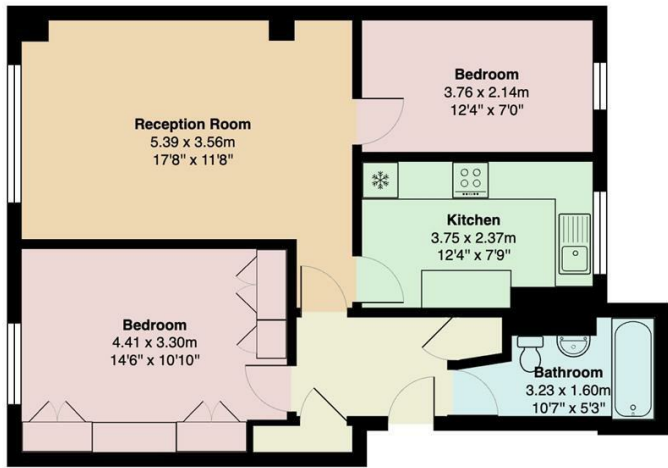


Ferndown, E18



Third Floor

Total Area: 64.8 m² ... 697 ft²

All measurements are approximate and for display purposes only

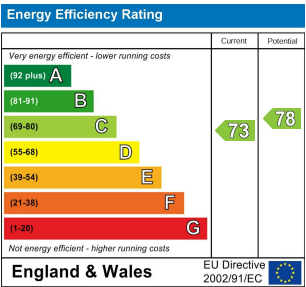
Bedroom
14'5" x 10'9"

Reception Room
17'8" x 11'8"

Bedroom
12'4" x 7'0"

Kitchen
12'3" x 7'9"

Bathroom
10'7" x 5'2"



WOODFORD ROAD, SOUTH WOODFORD

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



Features:

- Two Bedroom Apartment
- Off Street Parking
- Third Floor
- Close to Snaresbrook & South Woodford Station
- Over 900 year lease
- Walking Distance To Wanstead High Street
- Lift
- Chain Free

Set on the third floor of a purpose built block, this bright two-bedroom apartment is situated in a lovely spot on the edge of Epping Forest, with easy access to the excellent amenities of both South Woodford and Wanstead, including transport links.

As well as the generous proportions, highlights include the lift service and off street parking, while the fact that the home is being offered chain-free is another great bonus, as is the 900 year lease.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With over 690 square feet of internal space to spread out in, this is a home you'll really enjoy making your own.

Due to its neutral decor and generous proportions, the reception room has a bright and brilliant feel, while the separate kitchen will be extra convenient, especially with its ample storage and breakfast bar. The third floor positioning and the tree-top views brings an extra sense of tranquility to all room, including the spacious bedrooms, while the bathroom is a good size too.

There's a reason why this area is so popular, with its great balance of rural calm and urban buzz. Not only is it full of top eateries, ranging from the Michelin-approved Grand Trunk Road to the casual artisan bakery Gail's, it has a brilliant selection of stores, including a Waitrose and M&S, and even its own Art Deco cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held. 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.

The ancient woodlands of Epping Forest is just a few minutes minutes on foot - and once you're in the 5,000 acre forest you can walk much further.

WHAT ELSE?

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about 11 minutes on foot from your home.
- Parents will be pleased to know you have plenty of well regarded primary/secondary schools in the area - one of the reasons that this area is so popular.
- South Woodford station is 10 minutes on foot, where the Central line can take you to Liverpool Street in just 20 mins. Meanwhile, drivers can be on the North Circular in just a few 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 favourite 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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