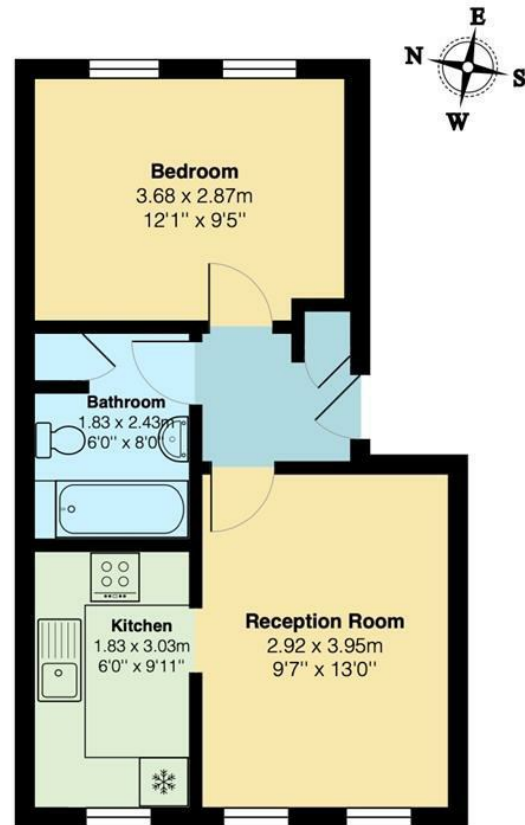
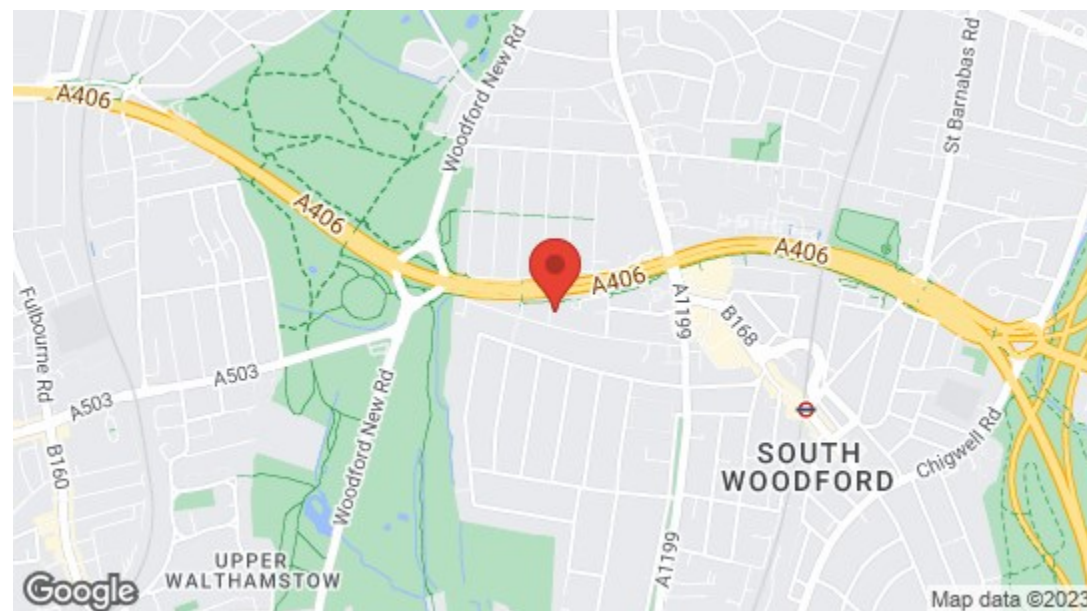




First Floor

Total Area: 36.9 m² ... 397 ft²

All measurements are approximate and for display purposes only



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	



Washington Road, South Woodford Offers In Excess Of £269,500 Share of Freehold 1 bed, Apartment - Purpose Built



Features

- Modern development
- First floor
- One bedroom
- Share of freehold
- Residents parking
- Well presented
- Light and airy
- Close to amenities
- 10min walk to South Woodford Station
- Perfect for first time buyers

A smart, bright and modern one bedroom apartment on the first floor of a modest contemporary development. It's all handily sat within reach of Epping Forest's natural green spaces and the transport links and amenities of South Woodford.

South Woodford station is just ten minutes on foot, and will whisk you directly to Liverpool Street in a further sixteen via the Central Line, putting the City less than a half hour away door to door.

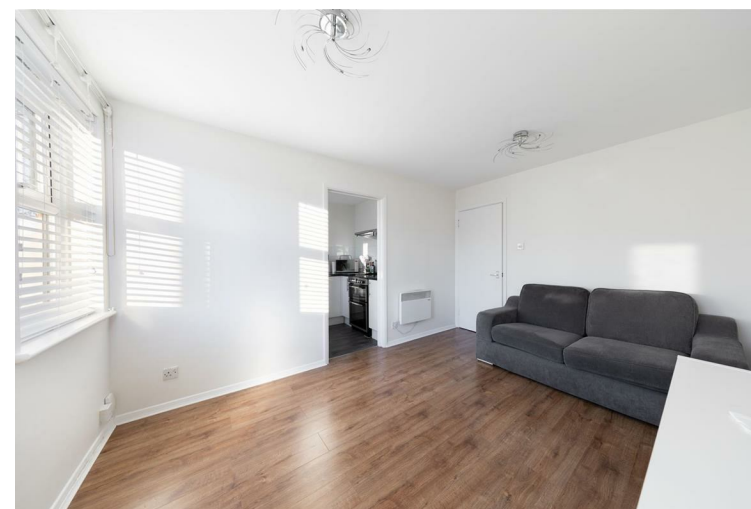


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➤➤ IF YOU LIVED HERE...

You'll be welcoming friends and family into your 120 square foot reception, bright and pristine with engineered oak running underfoot and rooftop views from the twin windows. Across the hall - past the welcome addition of fitted storage - and your bedroom's a bright double of 120 square feet, with another twin window set.

Elsewhere, your kitchen's laid semi open to the lounge and sleekly appointed with grey hardwood-effect vinyl underfoot and a suite of sleek white cabinetry topped with dark quartz counters and metro tile splashbacks. Finally your bathroom; fully tiled from floor to ceiling in artful smoky greys, and with a shower over the tub.

Outside and South Woodford's social hub of George Lane is barely five minutes walk away, home to a variety of bars, pubs and restaurants, including much-loved local The George, as well as a wealth of other day to day amenities from shops to cafes and takeaways.

WHAT ELSE?

- Epping Forest is just as handy, less than a quarter mile on foot for the endlessly exploreable woodlands of London's forest. Just across Woodford New Road is The Doughnut, a secret perfect circle of open green space among the trees.
- You're lucky enough to have What Maggie Makes, an artisanal bakery offering a vast range of homemade treats, right around the corner.
- You have residents parking, and drivers can be on the North Circular in around five minutes.

A WORD FROM THE OWNER...

"It has been a great time living in the property since South Woodford is a buzzing and super convenient location on the Central line. The property is a stone-throw to all the local shops, cafes and supermarkets. It is also a few minutes walk away from part of the Epping Forest and local walking routes to nearby popular locations such as Wanstead and Woodford. The property is full of light and really warm and heats up quickly, both in the living room and bedroom. The kitchen and bathroom are nicely furnished and there is a nice bath to relax"