



Bedroom
12'4" x 10'11"

Reception
13'2" x 11'6"

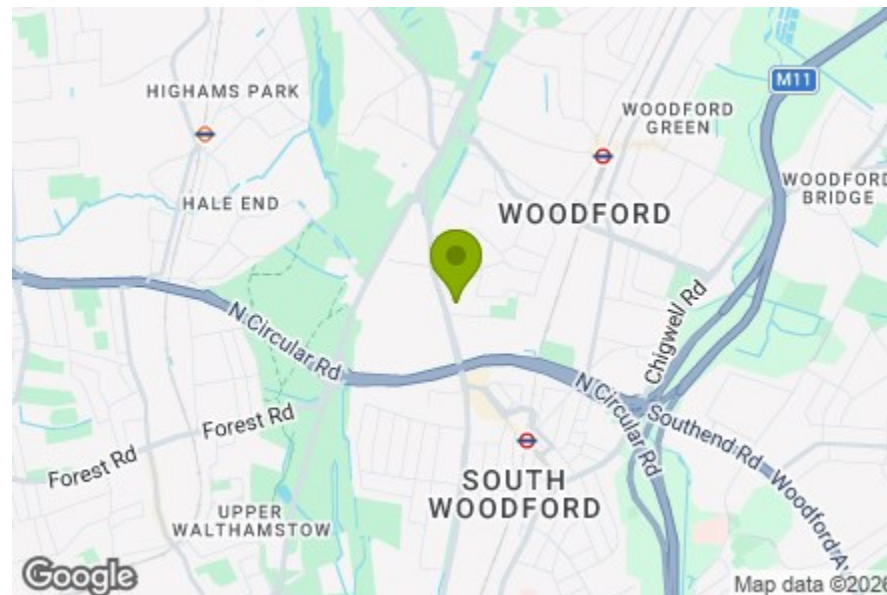
Bedroom
12'3" x 7'10"

Kitchen
8'4" x 9'6"

Bathroom
6'7" x 6'0"

Total Area: 52.7 m² ... 567 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	
55	61
England & Wales	
EU Directive 2002/91/EC	



CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £350,000 Share of Freehold
2 Bed Flat



Features:

- Top Floor Two Bedroom Apartment
- Long Lease & Share Of Freehold
- Bay Fronted Reception With Feature Fireplace
- Bespoke Carpentry & Plantation Shutters
- Shaker Kitchen With Integrated Appliances
- Well Kept Communal Areas With Statement Window
- Beautifully Maintained Communal Gardens
- Quiet Cul-De-Sac - Churchfields Location

A beautifully presented top floor apartment in the sought-after Churchfields area, offering a long lease and share of freehold. The home combines 1930s character with thoughtful modern touches, including a bay-fronted reception with feature fireplace, bespoke carpentry and plantation shutters. A Shaker-style kitchen with integrated appliances adds further appeal, while the communal areas create an impressive sense of arrival, enhanced by a statement window. Leafy communal gardens add another layer of charm, all set within a quiet cul-de-sac in this desirable South Woodford location.

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IF YOU LIVED HERE...

Set within a handsome established apartment building, the approach makes an immediate impression, with a distinctive brick frontage, generous windows and mature planting adding greenery and softness on arrival. Inside, the apartment opens into a welcoming hallway, where wood flooring brings a natural warmth from the start. Built-in storage adds useful convenience, and the layout flows easily through to each room.

A lovely reception room sits at the heart of the home, with a wide shuttered bay window bringing in natural light and giving the space an appealing sense of openness. Fitted shelving and cabinetry add character, complemented by soft green tones and rich timber flooring.

The kitchen continues the same considered feel, pairing light grey cabinetry with warm wood worktops and wood flooring underfoot for an attractive sense of continuity. A generous window draws in light, while soft grey accents give the room a nicely finished, composed feel.

The main bedroom is softly presented, with warm flooring, gentle wall tones and a broad window. A run of built-in wardrobes provides excellent fitted storage while allowing the room to retain a clear, relaxed feel. The second bedroom is equally

versatile, with wood flooring, soft green walls and good natural light, giving it a balanced and adaptable feel.

Finishing the apartment, the bathroom has crisp white tiling, a contrasting dark floor and a bath with overhead rain shower set beneath the window, creating a fresh, clean finish.

Set within the Churchfields area of South Woodford, the location gives you a quietly residential setting with George Lane close by for the area's best-loved shops, cafés and restaurants. Bobo & Wild is a strong independent choice for brunch and speciality coffee, while The George brings a classic pub option with food, drinks and live sport. ODEON South Woodford adds a neighbourhood cinema, giving the area a useful leisure anchor alongside its everyday amenities and dining spots. For a complete change of pace, Epping Forest is within easy reach, offering expansive woodland, walking routes and open green space that give this part of South Woodford its distinctive appeal.

WHAT ELSE?

South Woodford station is around a 15-minute walk away, providing Central Line services for direct connections to Stratford, Liverpool Street, Bank and the West End. Road links are also a clear benefit, with the A406, M11 and A12 easily accessible for journeys across London and beyond.



A WORD FROM THE OWNER...

"We have had a couple of wonderful years living in the Avondale Court area of Churchfields, South Woodford. A standout feature in the flat, for us, has been the lovely modern kitchen which contrasts nicely with the late 1930s charm of the overall build, and the view from the second bedroom, particularly in the spring and summer, when the trees are in bloom, is pleasant. The area is incredibly quiet and is a stone's throw away from a lovely local park, Elmhurst Gardens, and a short walk to one of our favourite restaurants on the High Road, Namak."

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