

Reception
13'8" x 14'11"

Terrace
6'5" x 6'3"

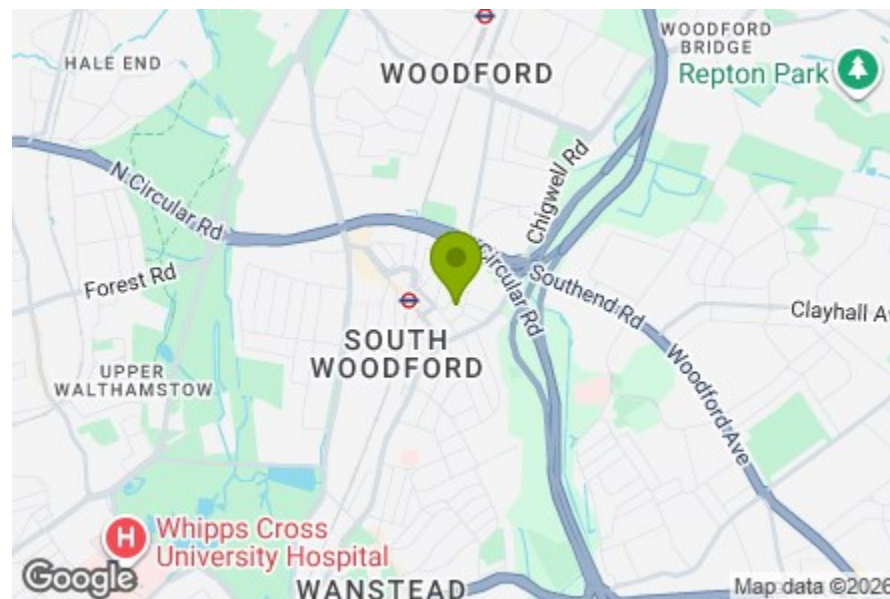
Kitchen
6'8" x 7'10"

Bathroom
4'8" x 9'8"

Bedroom
10'5" x 12'10"

Total Area (Excluding Terrace): 41.7 m² ... 449 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			
England & Wales		73	75
		EU Directive 2002/91/EC	



BEECHCROFT ROAD, SOUTH WOODFORD Offers In Excess Of £300,000 Leasehold 1 Bed Apartment



Features:

- Purpose Built One Bedroom Apartment
- First Floor
- Long Lease On Completion
- Gated Development With Parking
- Secluded South Facing Balcony
- Well Maintained Communal Gardens
- Quiet Residential Location
- Short Walk To Tube & Roding Valley Park

Set on the first floor of a gated purpose built development, this one bedroom apartment pairs a quiet South Woodford setting with a bright, well arranged interior and its own secluded south facing balcony. Offered with a long lease on completion, as well as residents' parking and well maintained communal gardens, it provides a calm and practical home within walking distance of Roding Valley Park, George Lane and South Woodford Central Line station.

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IF YOU LIVED HERE...

From the entrance hall, you'll make your way through to the reception room, a bright and comfortable living space with plenty of room to relax, dine and entertain. Neutral décor and wood flooring create a calm backdrop, while glazed doors draw in natural light and open onto the apartment's south facing balcony. Secluded and sheltered, it feels like a natural extension of the living space and a lovely spot to enjoy a coffee or unwind at the end of the day.

The kitchen sits just off the reception room and is neatly arranged with ample storage and workspace, making everyday cooking straightforward and sociable. The overall layout has been thoughtfully considered, offering a natural flow between spaces while making the most of the apartment's footprint.

The bedroom is a generous double, with fitted mirrored wardrobes providing excellent storage while helping to enhance the sense of light and space. Across the hall, the bathroom is

smartly finished in clean, neutral tones, with a bath and overhead shower. Outside, residents benefit from secure gated parking and beautifully maintained communal gardens, adding to the peaceful feel of the development. Altogether, this is a home that balances comfort, practicality and convenience in equal measure.

WHAT ELSE?

-South Woodford station is short walk on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just around the corner.

-Make the Railway Bell your new local. Just by the station, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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