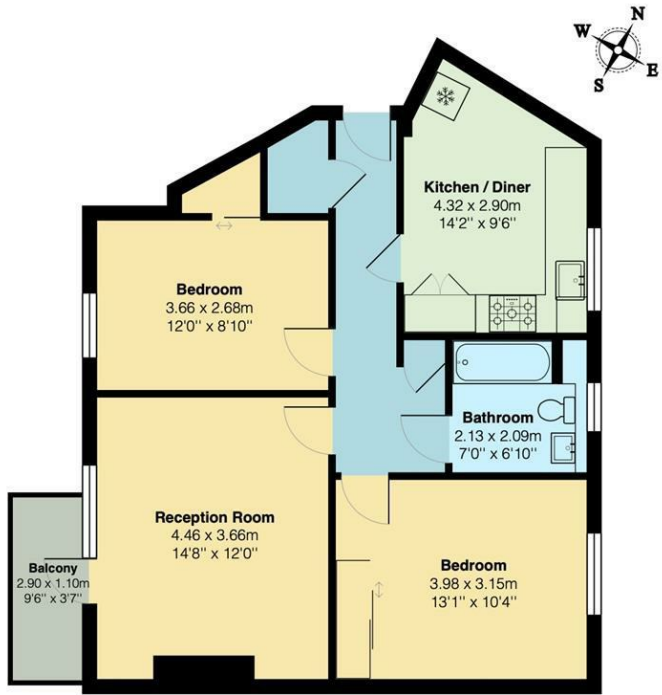




First Floor

Total Area: 66.1 m² ... 711 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Reception
14'7" x 12'0"

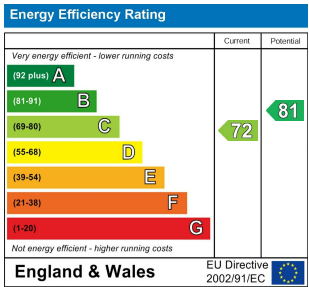
Kitchen
14'2" x 9'6"

Bedroom
12'0" x 8'9"

Bedroom
13'0" x 10'4"

Bathroom
6'11" x 6'10"

Balcony
9'6" x 3'7"



CHIGWELL ROAD, SOUTH WOODFORD

Offers In Excess Of £325,000 Leasehold 2 Bed Flat



Features:

- First Floor Apartment
- Two Double Bedrooms
- South West Facing Balcony
- Dining Kitchen
- Modern Kitchen & Bathroom
- Short Walk To South Woodford Tube
- Close To Roding Valley Park
- Chain Free

A smart and sizeable two double bedroom apartment on the first floor of a low rise development in our leafy South Woodford neighbourhood. You're close to all of George Lane's amenities here, as well as the vast greenery of Roding Valley Park.

This open nature's just one minute away on foot from your peaceful, no-through turning. Here you can follow the river up to Buckhurst Hill and beyond, or follow it south to Wanstead Park, finishing up at Wanstead Tea Hut with a coffee and beautiful views over Heronry Pond.

REQUEST A VIEWING
0203 3691818

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IF YOU LIVED HERE...

You'll be relaxing in your 175 square foot lounge with streams of natural light pouring in courtesy of the south-west-facing aspect, perfectly pristine white walls and broadly engineered timber boards underfoot. From here you can step out to your balcony. Covered overhead and with leafy views, it's a great spot to sup your drink of choice while soaking up afternoon sunshine, plus the green-fingered will love making their mark out here.

Back inside and two double bedrooms sit off the lounge - 135 square feet and 100 square feet respectively. Both impeccable spaces with more leafy views, striking carpet and pristine paintwork. Next up is your bathroom with a shower over the tub, a heated towel rail and sleek fixtures and fittings, it's another lovely space. Lastly, your kitchen comes with an elegant white bank of cabinets, walnut effect countertops and plenty of space for dining.

Outside, and you're a mere eight minute walk or three minute cycle from South Woodford for a fine gathering of shops and restaurants, the Odeon cinema, and the Central line. South Woodford tube station will ferry you directly to Stratford in ten minutes, Liverpool Street in nineteen and Tottenham Court Road in twenty seven. If you're not in the mood for walking the 179, 549 and W14 bus routes run just a minute away on Chigwell Road for a whole host of destinations. Or drivers have off-road parking and can access both the North Circular and the city-escaping M11 in just three minutes.

WHAT ELSE?

- Jump on a bus or bike down Chigwell Road and Hermon Hill to land at the top of Wanstead High Street in just five minutes. There's a distinct village feel here you'll love, with greens flanking one side and artisanal stores and restaurants the other. - This property is offered chain free, so you can move in as soon as it suits. - You've ten schools rated 'Good' or better by Ofsted here, and five of these have 'Outstanding' status.



A WORD FROM THE OWNER...

"I love the local community feel in South Woodford and the independent restaurants and coffee shops on George Lane as well as the quick journey into central London and the west end on the central line. The flat is easy walking distance to the station. I'm a runner and there are some lovely quiet offroad paths in Roding Valley Park which you can access right by the flat. The flat is light, warm and spacious with plenty of storage to hide my clutter and the shed holds a couple of bikes. The balcony gets the afternoon sun and is good for reading a book or sipping a cocktail."

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