

Ground Floor

Total Area: 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>

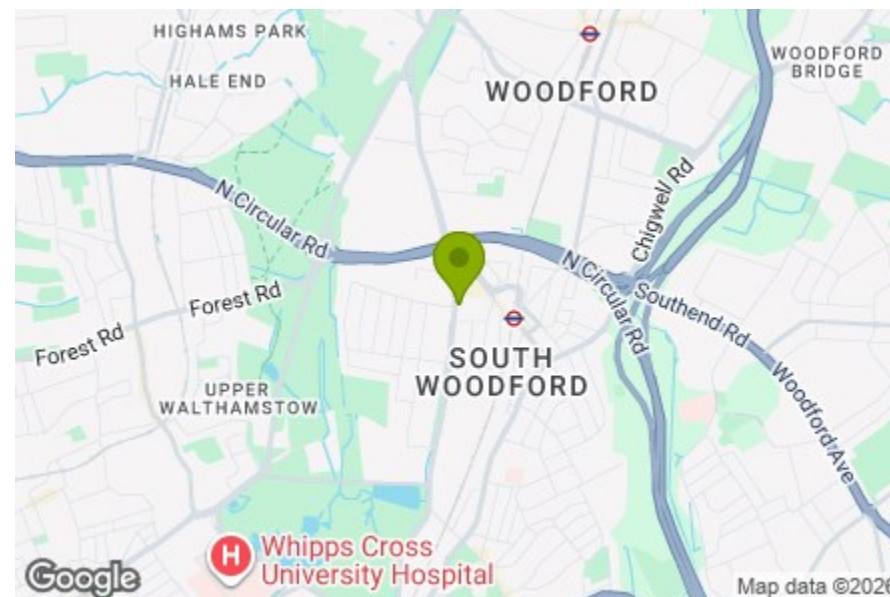
All measurements are approximate and for display purposes only

Kitchen / Reception Room  
17'10" x 12'8"

Bedroom  
10'5" x 8'11"

Bedroom  
11'10" x 10'8"

Bathroom  
8'5" x 4'6"



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		69	76
		EU Directive 2002/91/EC	



## HIGH ROAD, WOODFORD GREEN Offers In Excess Of £300,000 Leasehold 2 Bed Flat



### Features:

- Two Bedrooms
- Edwardian Conversion
- Short Walking Distance to South Woodford and Woodford Tube Station
- Easy Access to Epping Forest
- Ground Floor
- Close to Shops & Amenities

Set within an elegant Edwardian conversion, this two-bedroom home enjoys a prime position between Woodford Green and South Woodford, combining leafy surroundings with everyday convenience. The ground floor layout offers an easy, flowing feel, while nearby cafés, shops, and local amenities are just a short stroll away. Excellent transport links, including South Woodford Tube Station, make commuting effortless, and Epping Forest is within easy reach for weekend walks and fresh air, creating a location that perfectly balances calm and connection.

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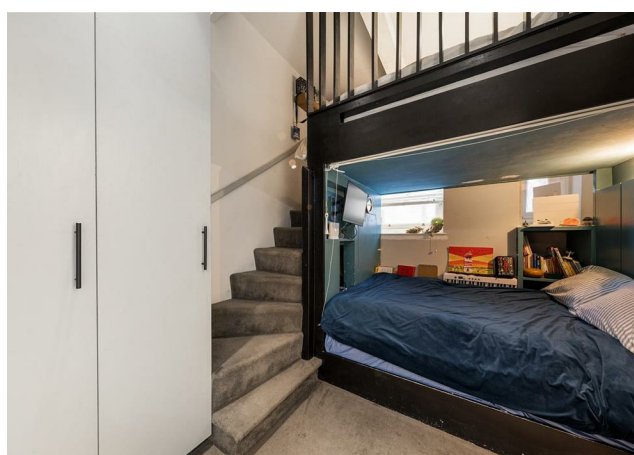
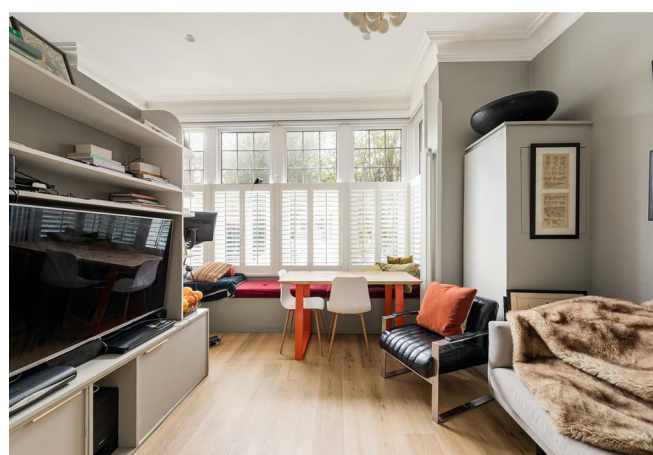
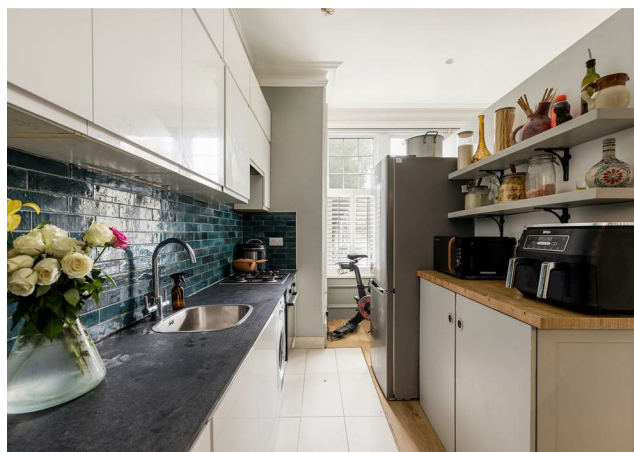
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#### IF YOU LIVED HERE...

Inside, period character meets everyday comfort, with well-proportioned rooms and thoughtful details that make the space instantly welcoming. Elegant sash windows draw in abundant natural light, while mature trees outside lend a gentle, secluded feel and a peaceful outlook.

Warm wood flooring and neatly integrated storage create a graceful introduction, leading into the open-plan kitchen and reception room. This bright, sociable space is framed by graceful bay windows with shutters, the light shifting gently throughout the day to highlight high ceilings and soft, neutral tones. In the kitchen, deep blue tiling contrasts beautifully with pale cabinetry and open shelving, adding colour and texture while maintaining a sense of flow. The layout offers flexibility for dining and relaxation, with a calm, adaptable atmosphere that suits both quiet evenings and lively gatherings with friends.

Two bedrooms provide a comfortable balance of style and practicality. The main bedroom enjoys generous daylight and balanced proportions, while the second includes a cleverly integrated mezzanine level, creating an additional layer of function and interest.

Completing the home, the bathroom blends soft neutral finishes with wood accents

and a bath with overhead rain shower, creating a sense of quiet balance that ties the interior together.

Surrounded by green spaces and local favourites, this area combines a relaxed, village-like atmosphere with excellent amenities and a friendly, welcoming community spirit. Epping Forest lies just moments away, offering hundreds of acres of ancient woodland to explore, from peaceful walking trails to open clearings perfect for picnics, cycling, and weekend escapes beneath the trees. Nearby, George Lane offers a lively high street feel with cafés such as Bobo & Wild, The George pub, an independent cinema, and a mix of boutiques and family-run shops that bring a touch of individuality. In the other direction, Woodford Green High Road brings a more laid-back charm, with The Cricketers overlooking the green, the much-loved Lemon Seed Café nearby, and a handful of independent stores adding to the area's easy-going appeal and sense of connection.

#### WHAT ELSE?

South Woodford Station is around a 14-minute walk, connecting you to the Central line for direct routes into the City and West End. Regular bus services run through the neighbourhood, linking nearby areas such as Wanstead and Walthamstow, both known for their lively café culture and creative energy. Whether travelling for work or leisure, connections here are straightforward and well placed for modern living.



#### A WORD FROM THE EXPERT...

"For those of you who aren't familiar with Woodford Green, a drive or walk around the area will quickly give you a sense of what a fantastic place it is. But here's a bit of insider insight.

I first got to know Woodford Green through its brilliant food, drink and nightlife. There's a great mix of places to suit all tastes, and I've enjoyed trying plenty of them! From cosy pubs and independent cafes to stylish cocktail bars and lively restaurants, there's always somewhere new to discover.

Food lovers are truly spoilt for choice here. You'll find everything from traditional fish and chips to fresh Mediterranean dishes, hearty Sunday roasts to authentic Italian cuisine, there's no shortage of local favourites to enjoy. Whether you're grabbing a quick bite or settling in for a long lunch with friends, the local dining scene is full of flavour and variety.

One of the things that makes Woodford Green really special is how much green space there is to enjoy. It's right there in the name, after all. Epping Forest is just minutes away and offers one of the South East's most impressive natural landscapes. Closer to home, Ray Lodge Park is a popular spot for families and dog walkers, with its well-kept paths, children's play area, and peaceful woodland."

KENAN KRKIC  
E18 ASSISTANT BRANCH MANAGER

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