Ground Floor

Total Area: 66.5 m² ... 716 ft²
All measurements are approximate and for display purposes only.

Reception Room
12'9" x 11'10"

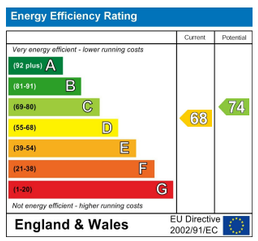
Bedroom
14'1" x 12'9"

Reception Room
10'5" x 8'6"

Kitchen / Diner
13'8" x 10'3"

Bathroom
10'4" x 6'10"

Garden
26'2"



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MULBERRY WAY, SOUTH WOODFORD

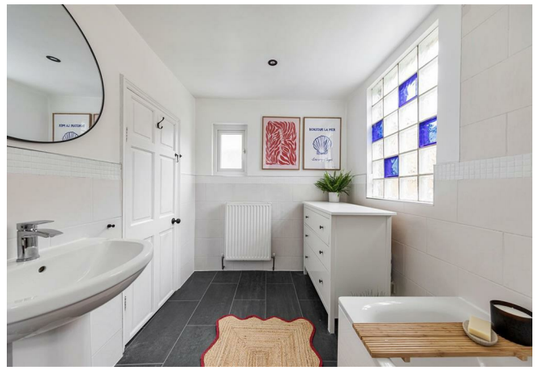
Offers In Excess Of £375,000 Share of Freehold
1 Bed Apartment - Conversion

Features:

- Victorian Conversion
- Ground Floor
- One Bedroom
- Private Garden With Direct Access
- Two Reception Areas
- Period Charm & Character Throughout
- Kitchen Diner
- Station Location

This bright and open one bedroom property is a Victorian conversion with period charm and character throughout. It is convenient, being on the ground floor and would suit professionals or a small family. You have direct access to a smart private Garden and are in a prime location with South Woodford Station just a short walk away making commuting into the city a breeze.

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

You will enjoy a Double bedroom with a beautiful marble fireplace and soft carpet underfoot in neutral hues. There is a feeling of brightness as large wooden bay windows and high ceilings open out the room.
The stylish bathroom is inviting with clean and crisp tiled walls and floor, a big bath with shower attachment ,there is also a window with coloured glass adding interest. The kitchen is immaculately finished with a monochrome floor and breakfast bar as well as modern cabinet fittings. There is a great flow of light through the adjoined living space because of the glass roof. The room is comfortable with space for a Sofa, and TV unit.

The front yard is gated and could be designed as you wish with with plants and flowers. There is a tiled path leading to your feature front door looking exceptionally inviting under a charming alcove.
The advantage of having two reception rooms means one could be used as a second bedroom, it is sizeable with enough space for a double or king bed. The room is versatile and you could put your own stamp on it in terms of usage and design!

South Woodford has great cafés and shops as well as green space. It is popular with families and professionals because of having great transport links and a sense of community in the area.

WHAT ELSE?

-It has incredibly easy access to the City and West End (18 mins to Liverpool St or 27 mins Oxford Circus on the Central line)
- if you are into the Arts local organisation Redbridge Drama Centre offers Theatre for the whole family with classes and courses for all ages as well as Performances and Quiz nights
- You will be spoilt for choice with popular Restaurants such as Pizza Express, Zizzi's and Nando's as wells as more independent eateries including Wood Oven, Lokkum and Nino's.

A WORD FROM THE OWNER...

"When we first stepped into our flat 6 years ago, we were immediately captivated by the high ceilings and Victorian features. The direct access into our private garden has been a wonderful asset, allowing us to host friends and family with ease. When our daughter was born, the flat's generous size allowed us to adapt and transform the space into a second bedroom/ playroom creating a little haven for her to enjoy.

The walking distance to the tube has been incredibly convenient, making the weekday commute stress-free. On weekends, we have enjoyed leisurely walks in Epping Forest, which is just around the corner.

Living in South Woodford, particularly on Mulberry Way, has been a pleasure. The friendly neighbours have a strong sense of community, making our flat the perfect first home. We will truly miss living here."

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