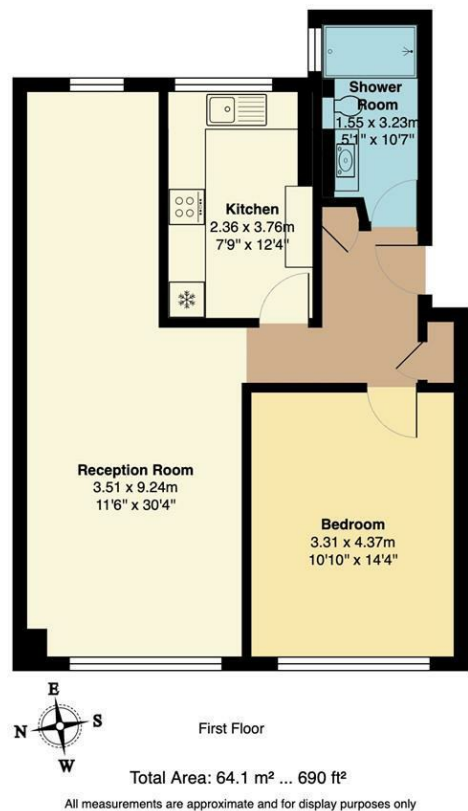




Reception Room
11'6" x 30'3"

Kitchen
7'8" x 12'4"

Shower Room
5'1" x 10'7"

Bedroom
10'10" x 14'4"



CLARENDON ROAD ENTRANCE,
Offers In Excess Of £380,000 Leasehold
1 Bed Apartment

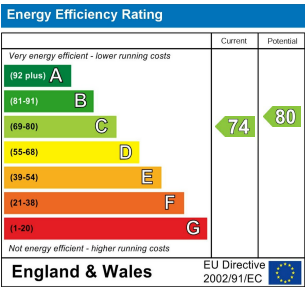


Features:

- One / Two Bedroom Apartment
- Dining Area Convertible Into Bedroom Two
- Well Maintained Development
- Carport / Parking Space
- Prestigious Location
- Use of Both George Lane & Wanstead High Street
- Overlooking Green Space
- First Floor with Lift
- Long Lease
- Full of Natural Light

Set on the first floor of a well maintained purpose built development, this bright and spacious one-bedroom apartment is situated in a great spot near the edge of Epping Forest, with easy access to the excellent amenities of both South Woodford and Wanstead, including transport links.

As well as the generous proportions, highlights include the lift service, carport off-street parking and the huge reception/living room, which could even be converted to accommodate a second bedroom if that layout is preferred.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

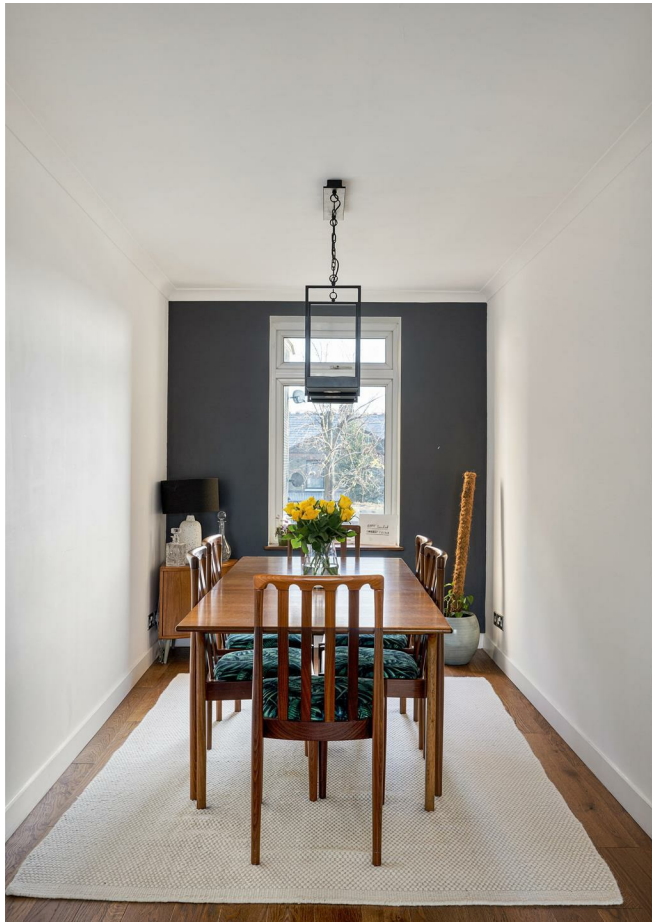
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

With 690 square feet of internal space to spread out in, this is a home you'll really enjoy making your own. As well as the spotless design, the tree-top views will fill you with joy from the day you move in.

The large dual aspect reception room has a bright and brilliant feel, and the dining space will make hosting a dream (although there's the potential to convert this space into a second bedroom if preferred). The separate kitchen will be extra convenient, especially with its sleek units and metro brick tiles. The first floor positioning brings an extra sense of tranquility to all rooms, including the spacious and smartly designed bedroom which fits a kingsize bed, possibly even superking, while the bathroom is a great size too, with a stylish vanity stand basin and a walk-in shower.

As for beyond, there's plenty of greenery nearby, including Epping Forest, Eagle Pond, Wanstead Park and Leyton Flats. Despite all

the rural village-y charm, South Woodford has plenty of urban delights, including the new branch of Jones & Sons nearby. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

- South Woodford station is around ten minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes. 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 just six minutes away on foot.
- Make the Railway Bell your new local. Just nine minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM