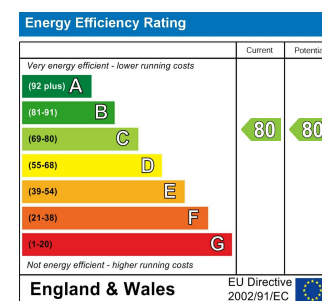
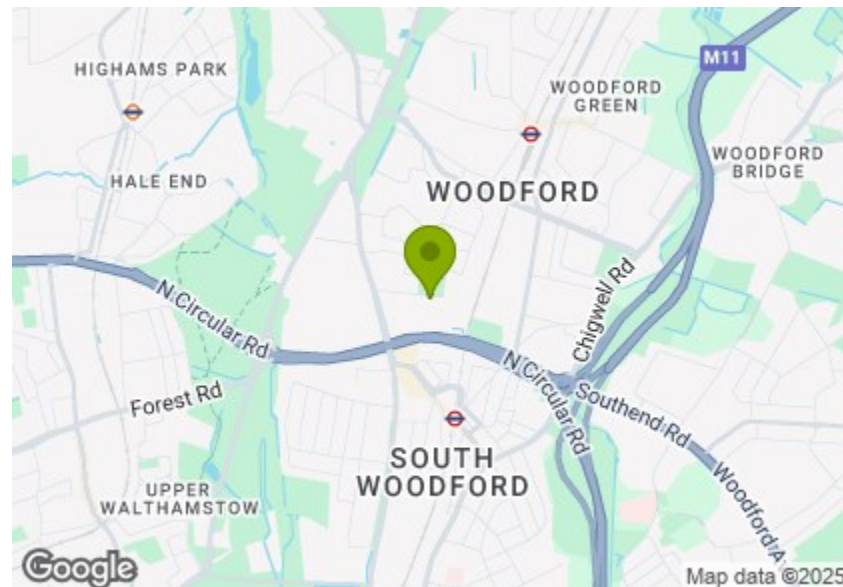


Total Area (Excluding Balconies & Terrace): 69.7 m<sup>2</sup> / 750 ft<sup>2</sup>

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.



## CHURCHFIELDS, SOUTH WOODFORD

### Offers In Excess Of £400,000 Leasehold 2 Bed Apartment - Purpose Built



#### Features:

- Two Bedroom Apartment
- Modern Development
- Eat-In Kitchen & Spacious Living Room
- Terrace & Two Separate Balconies
- Private Space in Gated Car Park
- Communal Gardens
- 99 Year Lease
- Ground Rent £200pa
- Service Charge £1502.18 pa
- Council Tax Band E

A spacious and stylish two bedroom apartment on the second floor of an elegant and leafy purpose built development in the heart of Woodford. With twin balconies, a roof terrace, private parking and grounds, this is a tremendous find indeed.

Nature's never far way - as well as those well maintained communal gardens, the endlessly explorable expanse of Epping Forest is just ten minutes on foot. Lose yourself there, and forget you're in London.

REQUEST A VIEWING  
0203 3691818

**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

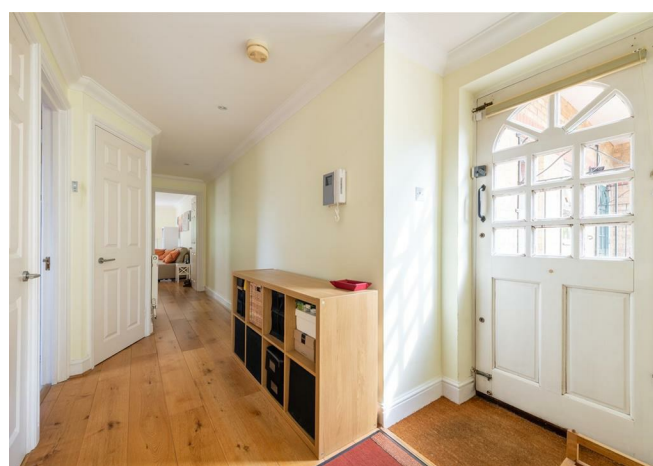
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
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**IF YOU LIVED HERE...**

You'll be enjoying a rare amount of outside space for apartment living. The whole property is bookended by a pair of balconies, each offering leafy green views and the perfect opportunity for coffee and contemplation. The front balcony spills natural light into your 250 square foot lounge, dual aspect with engineered blonde hardwood running underfoot.

Next door your sizeable kitchen's particularly striking in hi-gloss black cabinetry and complementary large format floor tiling and has plenty of space to serve as a second dining spot. Out into your main hallway now for a wonderful welcome with more blonde hardwood flooring and plenty of incidental space. The sizeable roof terrace is right outside your front door, and makes for a nice sociable spot.

Back inside and your bathroom's next, an elegant affair in floor to ceiling sandstone tiles, with a walk-in rainfall shower. Both bedrooms sit to the rear, each a sizeable double with a pleasant view of the expansive, well kept communal lawns to the rear of the development. Your principal sleeper's a generous 135 square feet,

with direct access to your rear balcony, bringing things full circle.

**WHAT ELSE?**

- South Woodford tube, sat in zone four, is around a fifteen minute stroll for direct, fast and regular runs to the City and West End via the Central Line.
- As noted you have private, gated parking and drivers can be on the North Circular in less than ten minutes.
- Current or prospective parents will be pleased to know there are five 'Outstanding' primary/secondary schools less than a mile away on foot. The 'Outstanding' Churchfields Infants and Churchfields Juniors are both less than five minutes on foot.



**A WORD FROM THE OWNERS....**

"What we love the most about our flat:

- \* It is always full of light!
- \* There is a lovely view from both balconies, which overlook the Churchfields recreation ground on one side and the communal garden on the other. Lots of trees and songbirds!
- \* Having a spacious living room is great both for working from home and relaxing at the end of the day.
- \* It is very convenient to have a gated parking space, not only for us but also for family and friends when they are visiting.
- \* You can quickly be in central London but it is also close to Epping Forest and, if you like birdwatching, the Rainham Marshes reserve!
- \* With just a few minutes walk you are in South Woodford high street: very convenient for the Sunday quiz at the George!"

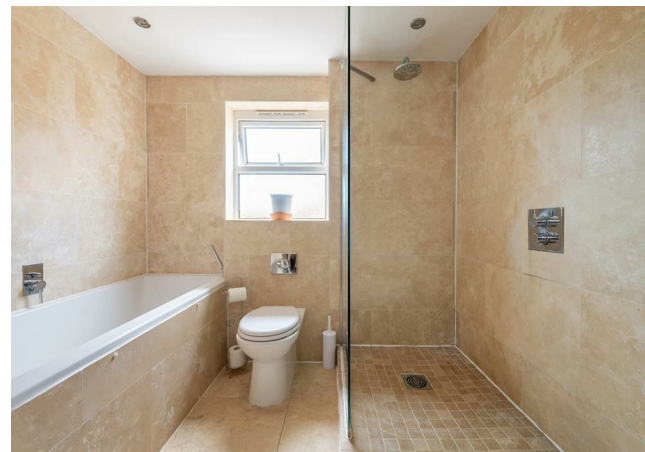
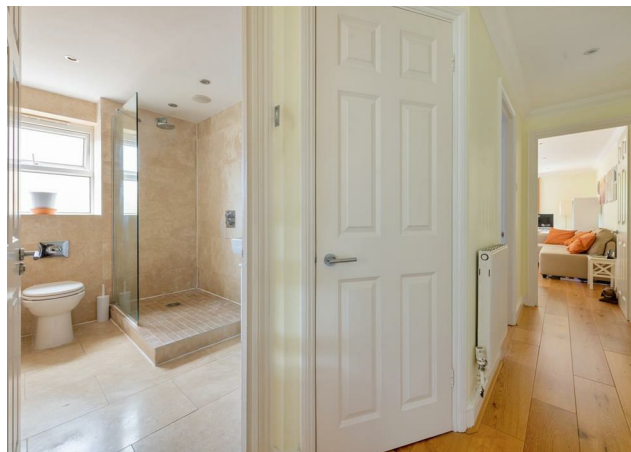
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**Lounge/ Dining Room**

14'6" x 18'4"

**Balcony**

**Kitchen/ Diner**

10'9" x 9'10"

**Bathroom**

8'10" x 8'0"

**Bedroom**

8'10" x 14'5"

**Bedroom**

6'11" x 10'7"

**Terrace**

**Balcony**

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