

Ground Floor

Total Area: 57.8 m² ... 622 ft²

All measurements are approximate and for display purposes only

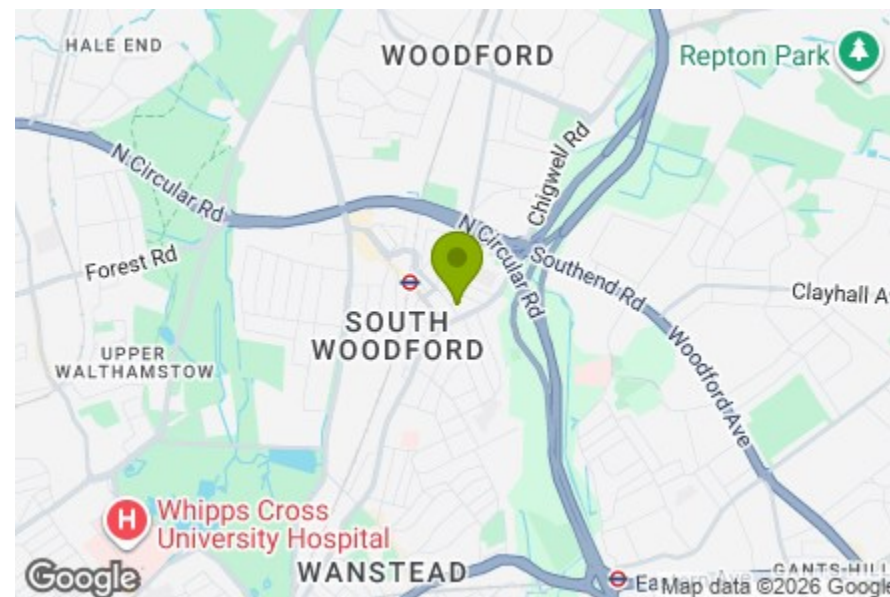
Bedroom
10'4" x 11'8"

Reception Room
10'3" x 17'4"

Bedroom
7'4" x 14'1"

Kitchen
10'3" x 7'7"

Bathroom
10'4" x 5'3"



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		70	76
		EU Directive 2002/91/EC	



VICTORIA ROAD, SOUTH WOODFORD Offers In Excess Of £375,000 Leasehold 2 Bed Apartment



Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Second Bedroom with Impressive Skylight
- Well Presented
- Communal Gardens
- Visitor Parking
- 900+ Years Lease
- Short Walk to South Woodford Tube & George Lane

A well presented two bedroom ground floor apartment, just a short walk from South Woodford tube and the shops, cafes and everyday ease of George Lane. With two double bedrooms, communal gardens, visitor parking and a lease of more than 900 years, it's a practical, welcoming home in a wonderfully convenient part of E18.

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

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0203 3691818



IF YOU LIVED HERE...

You'd step into a central hallway and find a home that feels neat, bright and easy to settle into. The reception room is especially inviting, with a bay window drawing in plenty of natural light and enough space to both relax and dine. Soft neutral tones and timber effect flooring keep the overall feel calm and understated.

Just off the reception room, the separate kitchen is smartly finished with clean white cabinetry, wood worktops and simple tiled splashbacks, giving it a practical, well cared for feel. The bathroom is equally polished, with contemporary grey tiling, a full bath and crisp white fittings.

Both bedrooms are doubles, which is always a welcome find. The principal bedroom feels peaceful and comfortable, while the second bedroom has been created from the original garage and now makes an unusually characterful space, with an impressive skylight drawing light down from above. Outside, the communal gardens are neatly kept, and the visitor parking is a very useful

addition for day to day life.

WHAT ELSE?

- As noted, South Woodford tube station is less than ten minutes' walk for the Central line, direct eighteen-minute connections to Liverpool Street and a door to door City commute of less than half an hour.
- The wide open greenery of Roding Valley Park is just a few minutes from your new front door. Perfect for morning runs or evening strolls, from here you can follow the River Roding for miles, North or South.
- On George Lane, you'll find M&S, Sainsbury's, Waitrose, Co-op, an Odeon cinema, library and gym. There is also a farmers' market on the third Sunday of the month.
- Tipi Coffee, Bobo & Wild, The George and Railway Bell are all nearby too for your new go to brunch spots & watering holes.



A WORD FROM THE OWNER...

"We love living in the flat it has been a great first home. The location with the tube access, local shops and green areas is ideal. It is very quiet and having the garden has been brilliant."

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