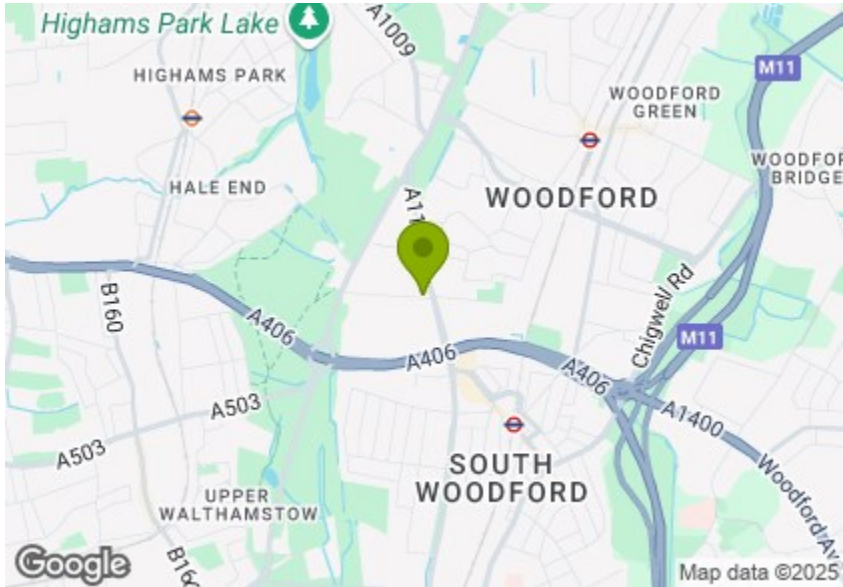
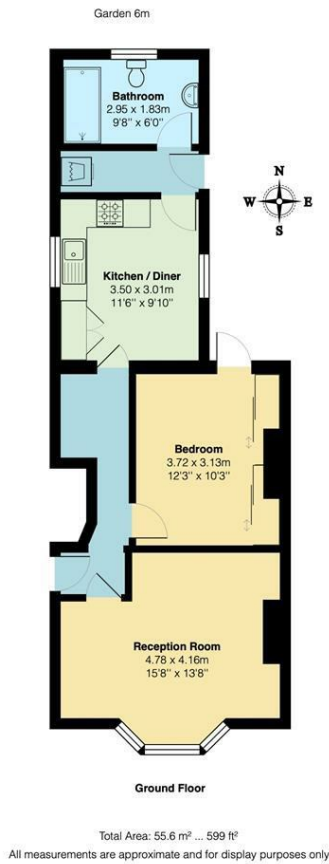


CHELMSFORD ROAD, SOUTH WOODFORD

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



Features:

- Victorian Conversion
- Ground Floor
- Period Features
- Hive Home System
- Underfloor Heating - Kitchen & Bathroom
- Share of Freehold
- Private Entrance
- Recently Modernised
- Private Rear Garden - Direct Access

The stunning architecture of this fantastic one-bedroom ground-floor period conversion will wow you every time you approach your front door (a private entrance, incidentally).

Situated just five minutes from the ancient woodlands of Epping Forest, it really is in one of the capital's loveliest spots, with perks including great amenities, green space, a wonderful sense of community and excellent transport links.

REQUEST A VIEWING
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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

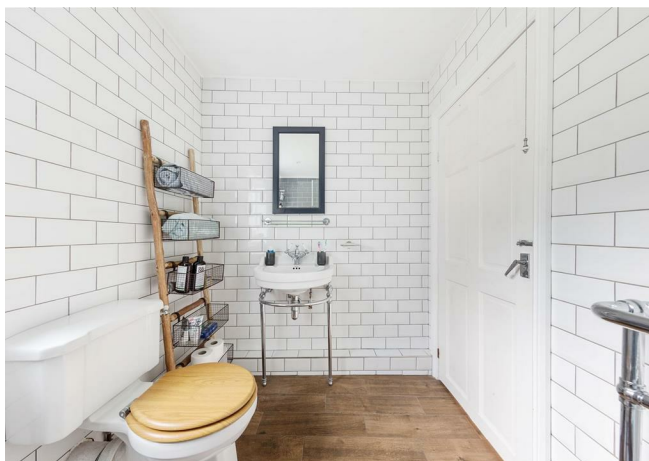
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
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0203 325 7228

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IF YOU LIVED HERE...

You'll be amazed at how South Woodford balances rural charm with cosmopolitan flair. It's full of great eateries; the award-winning Grand Trunk Road, which features in the Michelin Guide 2022, is a couple of minutes on foot from your front door, while a short stretch further, you can experience excellent Turkish fusion food at Lokkum.

You've also got an excellent selection of supermarkets, including a Waitrose and M&S, and South Woodford even has its own Art Deco cinema, which is a mere 11 minute walk away from your home. As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only 45 mins from the centre of the capital. Back at home, you'll be as delighted by the internal features as you are that handsome facade. The bay windows and original fireplace in the reception room add to the period charm, while the dual aspect dine-in kitchen has a contemporary air with its sleek lines and and blonde-wood floor. You'll love the custom-made storage found in the bedroom, as well as the ornate radiator cover and timber floor.

The bathroom is pristine and modern while still giving a respectful nod to those Victorian roots with its wash stand basin and vintage-style towel rail. The sun trap private garden, which can be conveniently access via the side, is wondrously green, and comes complete with a secure bike storage shed. Get a waft of that lovely lavender as you ride out and explore this fantastic area.

WHAT ELSE?

- South Woodford station is 17 minutes on foot - or three stops on the bus. From here the Central line can take you to Liverpool Street in just 20 mins.
- Drivers can be on the North Circular in just a few minutes minutes.
- You'll be pleased to know that you have a share of the freehold.



A WORD FROM THE OWNER...

"I have immensely enjoyed making this flat a home, renovating as I went along whilst maintaining the period features.

Having lived in South Woodford for over 15 years I will miss it greatly, with the mix of green spaces alongside the convenience of being able to get to the City via a short walk to the tube station.

The area has given me fond memories of long walks around the forest, the numerous places to eat (Salway is a particular favourite) and getting on the bike to venture to the Victoria Park food market on a Sunday morning via the cycle highway."

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Reception Room

15'8" x 13'7"

Bedroom

12'2" x 10'3"

Kitchen / Diner

11'5" x 9'10"

Bathroom

9'8" x 6'0"

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