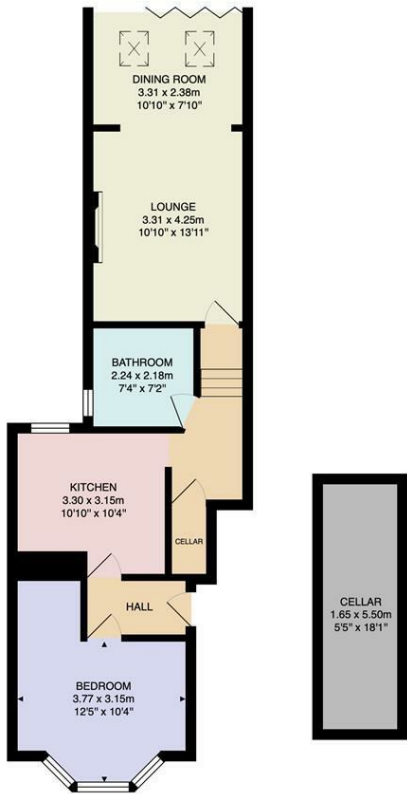
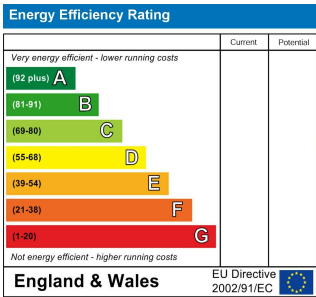




Total Area: 71.1 m² ... 765 ft²

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.



PULTENEY ROAD, SOUTH WOODFORD

Offers In Excess Of £390,000 Leasehold 1 Bed Flat



Features:

- Large One Bed
- Period Conversion
- Private Garden
- Close Proximity to South Woodford Tube Station
- Extended Living Space
- Side Access
- Period Features
- MomENTs Walk to George Lane

A stylishly unique one bedroom period conversion in leafy South Woodford. With gorgeously generous proportions, and all rooms finished to a high modern standard, this unusual home is quite spectacular. With its open plan living space opening onto an impeccable garden, this is a rare find indeed.

While you'll never tire of the friendly and peaceful neighbourhood of South Woodford, it's great to know how easy it is to get into central London. The tube is barely three minutes from your new home, meaning you could be at Liverpool Street well inside half an hour door to door. Or if you're just looking to do some shopping, Stratford Westfield is just a quick twenty minute trip.

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
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



IF YOU LIVED HERE...

You'll step into your hallway and find your bedroom on the left. It's an impressive 130 square foot double, with a shuttered bay window and soft oatmeal carpet underfoot. A built in wardrobe occupies one corner. Across the hall is your kitchen, 105 square foot with patterned tile underfoot. Dove grey modern cottage style units are topped with warm wood worktop, and a Belfast sink sits under the window. A breakfast bar is tucked in here too.

Step out through another hallway and find your bathroom, half tiled in elegant blue grey metro. There's a traditional white suite, and huge walk in shower. Down a few stairs is your lounge, a superb 130 square foot. Stripped boards lie underfoot, and a vintage fireplace draws the eye. The room gives way to your seventy square foot dining room, where bifold doors open out onto your stylish, low-maintenance courtyard garden. Fully fenced, with railway sleeper beds, it's a fabulous outside space.

South Woodford is close at hand with everything you need from pubs to shops. It's also a short stroll to delightful Wanstead. Plus you're spoiled for choice with green space, sitting right between

Epping Forest and Roding Valley Park, each under thirteen minutes' walk from you, while drivers will be pleased to find the North Circular is less than a ten minute drive.

WHAT ELSE?

- Locals' favourite Sakura Sushi & Buns is just around the corner from you, so you never have to crave sashimi for long.
- Ten minutes on foot will see you to the Odeon South Woodford, a stately Art Deco building bursting with blockbusters.
- Your new local could be the much loved Railway Bell, with good pub grub, lots of craft beer and gin options, and a sunny beer garden.



A WORD FROM THE OWNER..

"We have absolutely loved our first home together here in South Woodford, we have lived here now for four years and we wouldn't want to live in any other area. When we bought this flat back in 2017 it looked nothing like it does now, no expense was spared in making this place our dream home. It is a very bright flat with lovely high ceilings in a beautiful building, our courtyard garden is a little sun trap in the summer and the side access is great for when you have guests over. Living on top of so many local amenities has been such a delight, with South Woodford station just a stone throw away and Wanstead down the road, you really are spoilt for choice. Our neighbours are wonderful and there is a real community feel down Pulteney Road. We will be very sad to leave and have many fond memories here. We hope this flat makes the next owners as happy as it has us."

REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Lounge
10'10" x 7'9"

Bedroom
12'4" x 10'4"

Bathroom
7'4" x 7'1"

Cellar
5'4" x 18'0"

Kitchen
10'9" x 10'4"

Dining Table
10'10" x 7'9"



REQUEST A VIEWING
0203 3691818

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM