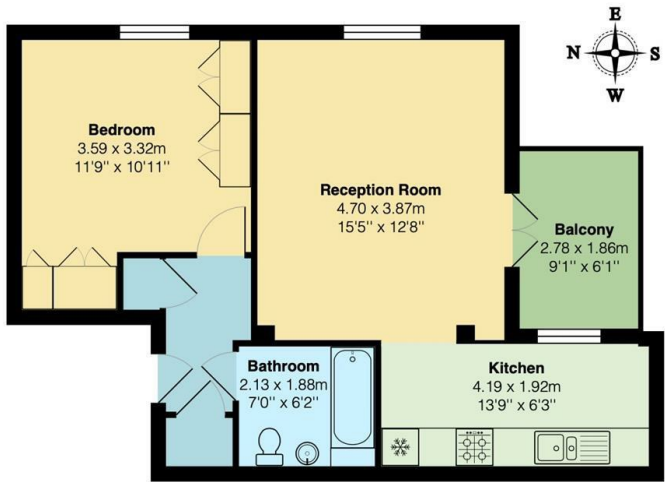




Second Floor

Total Area: 49.3 m² ... 530 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

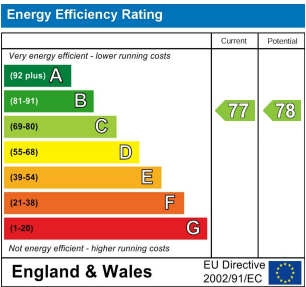
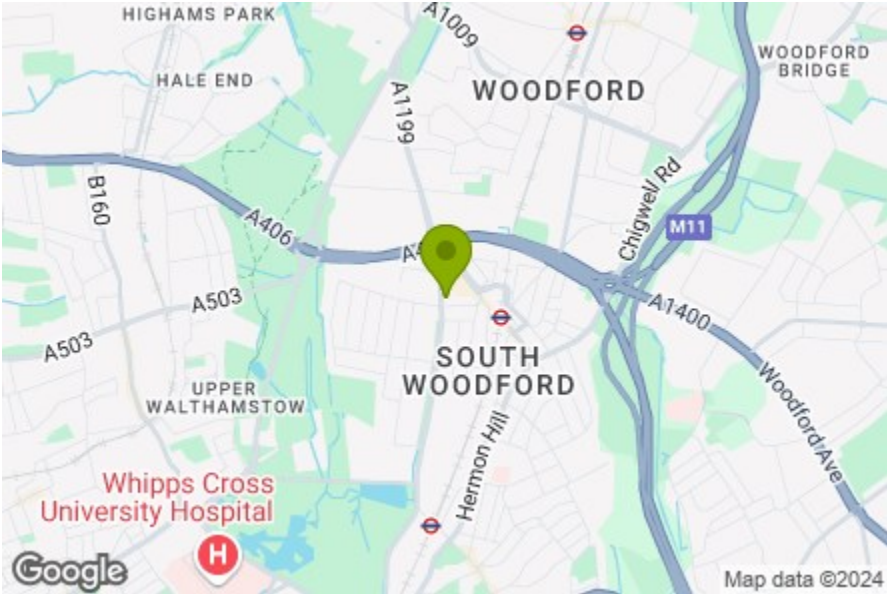
Bedroom
11'9" x 10'10"

Bathroom
6'11" x 6'2"

Reception Room
15'5" x 12'8"

Balcony
9'1" x 6'1"

Kitchen
13'8" x 6'3"



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Top Floor
- Beautifully Presented
- Private South Facing Balcony
- High Ceilings
- Bright & Airy
- Designated Parking Space
- Secure Gated Entrance
- Close To Shops & South Woodford Station
- Beautifully Maintained Grounds

A sleek and spacious one bedroom apartment with south-facing balcony, perched on the second floor of a low rise block right in the heart of South Woodford. You've amenities galore right on your doorstep here, and transport's a cinch too.

Drivers can be on the North Circular in four minutes and the M11 in seven. Or South Woodford tube station's a mere seven minute stroll away, for direct Central Line connections to whizz you to the City and West End.

REQUEST A VIEWING
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E11, E7, E12 & E15
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E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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0203 369 1818

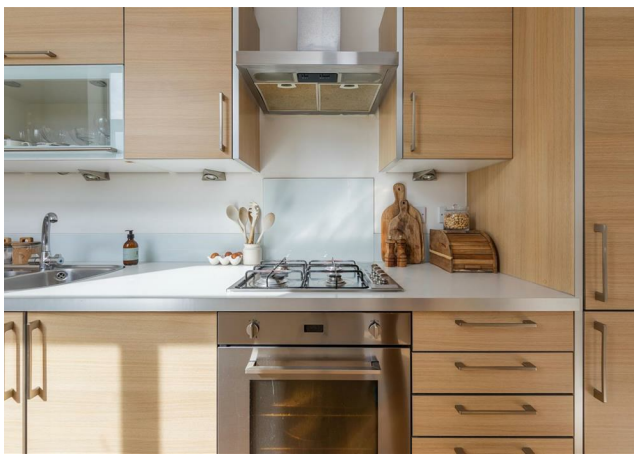
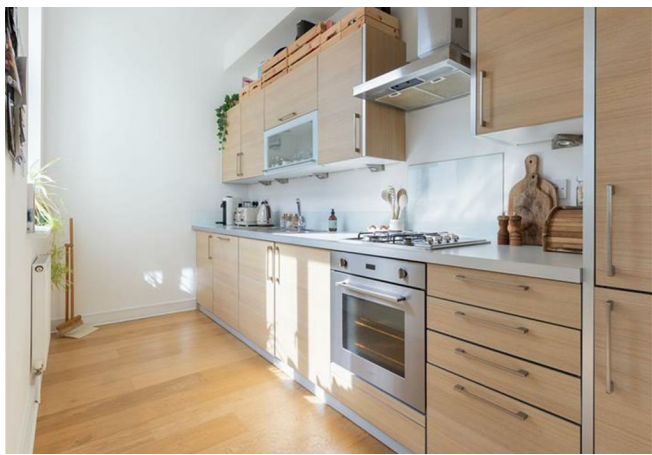
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IF YOU LIVED HERE...

You'll be dining and reclining in your dual aspect, 200 square foot lounge. Engineered honey-toned hardwood flows underfoot, recessed spot lighting illuminates the proceedings and it all opens up to your south-facing balcony. Timber decked and fifty five square feet, urban and treetop views combine for a lovely spot to soak up vitamin D with a coffee.

Back inside and the kitchen's to your left, another immaculate space with views over the balcony and a suite of of underlit timber cabinets housing fully integrated appliances. Next up is the bathroom - a gleaming boutique affair with a shower over the tub, mocha letterbox tiles and a heated towel rail. Lastly, your bedroom's a sublime space to catch forty winks, 120 square feet with built-in storage and treetop views.

Outside and the Art Deco Odeon Cinema's right outside for whenever you're in the mood for popcorn and a blockbuster. South Woodford's social hub of George Lane is just a few steps

further - here you have all your day-to-day needs and plenty more besides. Hungry? Sample sustainably sourced Greek Cypriot specialties in sumptuous surroundings at George's Fish & Souvlaki Bar, just four minutes from your front door. For sweet treats head to What Maddie Makes or Heron's Nest.

WHAT ELSE?

- The epic green expanse of Epping Forest is half a mile away west. Perfect for strolling to your heart's content, head north past The Gypsy Stone to take in the incredible views from Highams Park.
- The W14 and W12 bus routes stop right outside for easy transit to Wanstead, Walthamstow and Leyton. Perfect for rainy days or nights out.
- The Railway Bell's your new local. It's a much loved pub right by the station serving up great grub in its sunny beer garden.



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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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