

Reception
13'4" x 14'1"

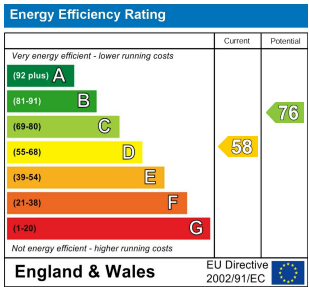
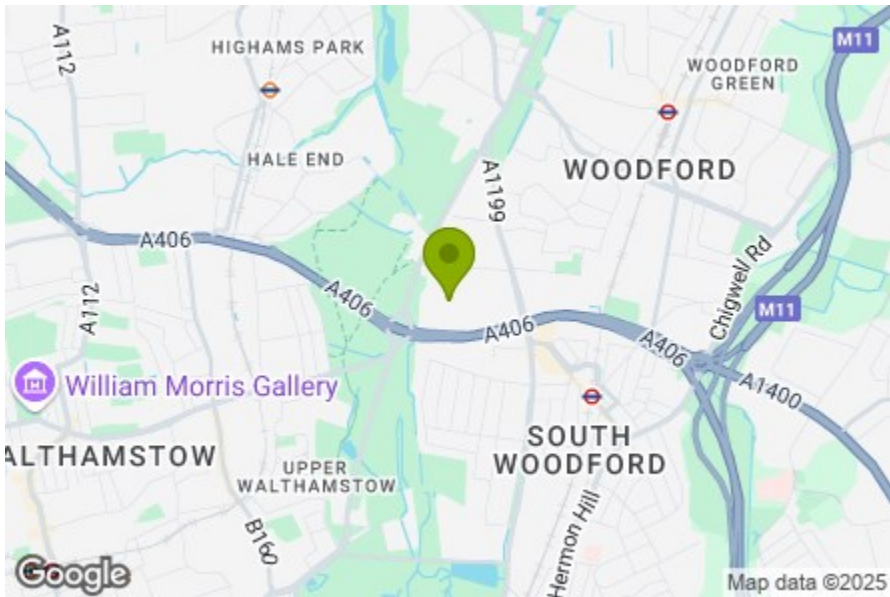
Bedroom
9'5" x 13'2"

Kitchen
7'10" x 12'11"

Bathroom
4'11" x 7'5"

Total Area: 51.9 m² ... 558 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.



CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Ground Floor One Bedroom Apartment
- Victorian Conversion
- Beautifully Presented
- Private West Facing Garden
- Off Road Parking
- Long Lease (118 years)
- Walking Distance to South Woodford Station
- Period Features
- Easy access to Epping Forest
- Detached Building with Private Entrance (No communal spaces)

Perfectly nestled between the ancient woodlands of Epping Forest and the thriving amenities of South Woodford, this charming one-bedroom Victorian conversion has been beautifully restored with the upmost respect for the period features found throughout.

Aside from the amazing location and recent renovation, highlights include the sole-use front door, off-road parking and a private west-facing garden.

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0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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New Homes
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IF YOU LIVED HERE...

Prepare to be impressed as you approach the uniquely detached property that your apartment sits on the ground floor of. At the front, you'll find your bright and beautifully finished reception room, where light pours in through the bay windows and shows off the lovely features such as the striking fireplace, ceiling rose and rich parquet flooring.

The bedroom is just as immaculate, with soft carpeting and neutral decor, while the kitchen is sleekly minimalistic with the perfectly sprinkling of character - and all recently fitted, too. You'll love the rustic slate-style flooring and timber workshops, and the storage alcove will be hugely convenient. Last but certainly not least, your bathroom has been gorgeously designed, with bottle green vertical tiling, a clawfoot bathtub with shower overhead, a vanity top basin and vintage-style toilet. Just like the kitchen, it was only recently renovated so you'll really enjoy the perks of it being brand new.

Outside you have your own private west-facing garden, the perfect spot to relaxing with a drink, but you don't have to travel far for more nature with Epping Forest so nearby - it's mere metres away.

As for urban perks, you've got some excellent options. Down in South Woodford, there's the new branch of Jones & Sons. Anyone who's been been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best.

You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere 12 minute walk away from your home, as is Gail's bakery for any caffeine and cake needs. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

- Your new local? How about the Railway Bell. It's only a short stroll, plus it has friendly staff, a great selection of ales and food.
- South Woodford station is 15 minutes on foot, where the Central line can take you to Liverpool Street in another 20 mins.
- Meanwhile, drivers can be on the North Circular in just a few minutes (and remember you have off-street parking too)



A WORD FROM THE OWNER...

"We have absolutely loved living here. The space really feels like home, light and airy, and we've loved having our own garden - it gets the sun through the evening, perfect for sitting with a glass of wine in the summer. We've gotten to know and love South Woodford, the neighbourhood is quiet and friendly with lots of green space nearby and the area really has its own charm and identity, with lots of local independent cafes, restaurants and stores. Plus being just a stone's throw from Snaresbrook & Wanstead in one direction (also near the beautiful Hollow's Pond) and Walthamstow & Blackhorse Road the other, so there's lots of great local areas to explore also. We'll be sad to leave! We have got on well with our neighbours above us and to the left and right of the property, there is a real sense of community here. Our favourite local pub is The Cricketers, where the staff and regulars are friendly!"

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