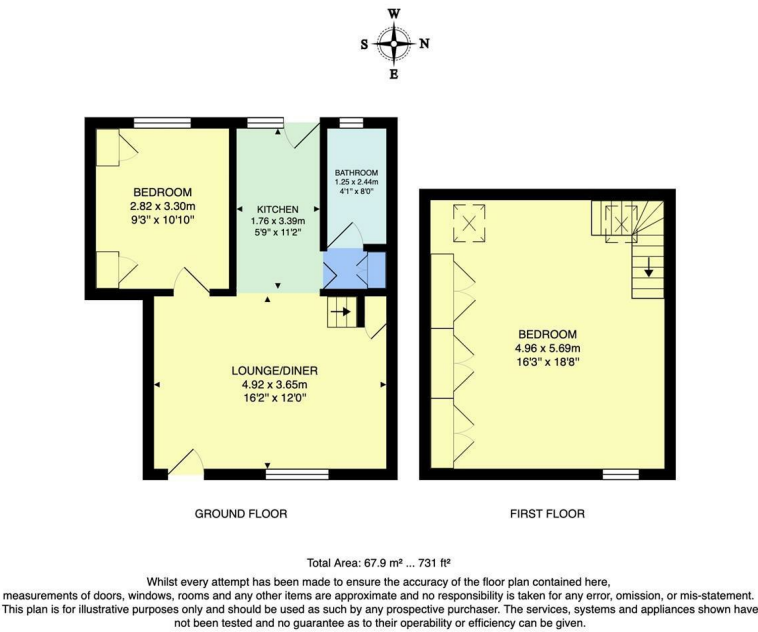






#### IF YOU LIVED HERE

You'll be stepping through your striking black front door into the 195 square foot lounge/diner. In here there are honey-hued timber floorboards, leafy views and a ceiling rose adding an elegant air to the proceedings. With clear sight lines front to back, your kitchen adds a dual aspect to the ground floor and comes decked out in smart white cabinets and a matching tiled backsplash.

Step out here for your charming west-facing courtyard. With timber underfoot and up the flanks, it's an exquisitely curated mix of decking, brick and pots. Back inside and your bathroom's home to a contemporary white suite, a rainfall shower over the tub and heated towel rail. Next up is the ground floor bedroom - a solid double with views over your private courtyard, plush carpet and built-in storage. Lastly, head up the stairs for your 305 square foot penthouse complete with a skylight, sleekly engineered flooring and another leafy vista.

Outside and Woodford Central Line tube station is an eighteen minute walk or six minute cycle away for direct access to the City and West End. Rainy day? Three bus routes run from just outside, including the N55 for destinations including Wanstead, Walthamstow, Hackney, Hoxton and Tottenham Court Road. Alternatively, drivers can be on both the North Circular and M11 within five minutes. South Woodford Odeon's just as close on four wheels whenever you want that big screen experience.

#### WHAT ELSE?

- Parents will be happy to know that there's a choice of three schools within eight minutes' stroll rated 'Outstanding' by Ofsted. Churchfields Junior, Churchfields Infants and Woodford County High will cater for youngsters of any age.
- Your 103 year lease means no renewal headaches.
- The Toning Ground is just a few steps from your front door and offers small class training sessions for women. Their combination of HIIT and Functional Training will soon have you or your loved ones glowing from top to toe.



#### A WORD FROM THE EXPERT.....

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land.

The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular.

Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish.

Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

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