

Bedroom  
8'7" x 11'7"

WC

Bathroom

Kitchen  
11'11" x 8'7"

Reception  
12'11" x 14'5"

Bedroom  
11'5" x 11'5"

Balcony

Garage  
8'6" x 16'4"

Total Area (Excluding Balcony & Garage): 63.8 m<sup>2</sup> ... 686 ft<sup>2</sup>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## SNAKES LANE WEST, WOODFORD GREEN

Offers In Excess Of £375,000 Share of Freehold  
2 Bed Apartment



### Features:

- Two Bedroom Second Floor Apartment
- Garage En-Bloc
- Private Balcony
- Dual Aspect Living Room With Parquet Flooring
- Large Kitchen With Opening To Living Room
- Excellent Condition With Lots Of Natural Light
- Modern Bathroom With Separate WC
- Communal Gardens & Cul-De-Sac Location
- Seven Minutes Walk To Woodford Station

This two-bedroom apartment enjoys a prime location just a short stroll from the heart of Woodford, seven minutes from the Central line, and a short stroll from Epping Forest. The location is only part of its appeal, though. Inside, the apartment offers a bright dual-aspect reception room featuring parquet flooring, a private west facing balcony, and plenty of built-in storage. Natural light fills every corner, while residents also benefit from communal gardens and the added convenience of a private garage.

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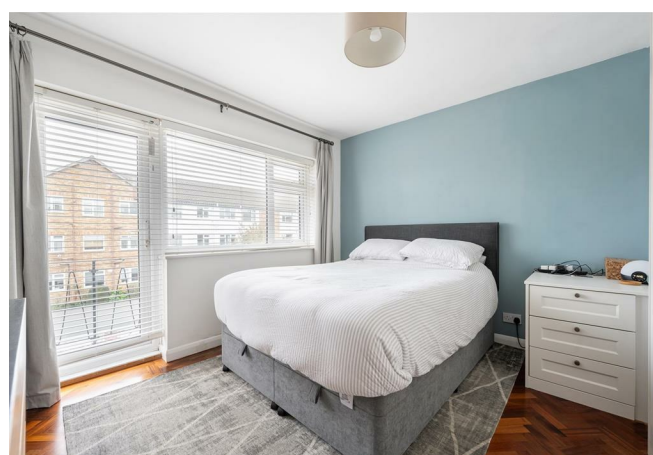
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**IF YOU LIVED HERE...**

Thanks to its excellent condition and beautiful finish, you'll be able to relax in your new home from the day you move in. With 686 square feet of internal space, you've got plenty of room to spread out in, so hosting guests will never be a problem, and neither will working from home. The dual aspect reception room is bright and spotlessly finished, the gorgeous deep herringbone parquet running throughout. The separate kitchen is sleek and well equipped with stylish units, high spec appliances and glossy metro brick tiling. The 'passe-plat' (aka serving hatch) opens the entire space up, allowing light to flood throughout the living space, and adding a new dimension for anyone entertaining.

The bedrooms are just as immaculately finished as the rest of the apartment. The master features in-built storage and access to your west facing balcony. As for your bathroom, it's pristine with floor to ceiling tiling and an over-tub shower.

Outside you've got a thoughtfully landscaped communal garden.

And just a few minutes away, the ancient woodlands of Epping Forest await.

Despite all the rural village-y charm, Woodford has plenty of amenities... Be sure to visit Mojo's Brasserie, a lively brasserie style restaurant which serves up some excellent brunches.

If you want to head into central London, Woodford station is seven mins on foot for the convenient Central line.

**WHAT ELSE?**

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

-Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area - one of the reasons Woodford is so popular with families.

-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's 0.4 miles away.



**A WORD FROM THE OWNER...**

"I'm selling my much-loved two bedroom flat in Woodford Green... to move elsewhere in Woodford Green. The area has such a nice friendly feel - close enough to everything you need but still calm and peaceful. The flat is a convenient 7-minute walk from Woodford Station, where you can also find the fantastic Broadway Deli and what I honestly think is the best fish and chip shop around. It has been a lovely home for the past four years, and I'm sure the next person will enjoy living here as much as I have."

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