



Total Area: 52.9 m² ... 569 ft²
All measurements are approximate and for display purposes only

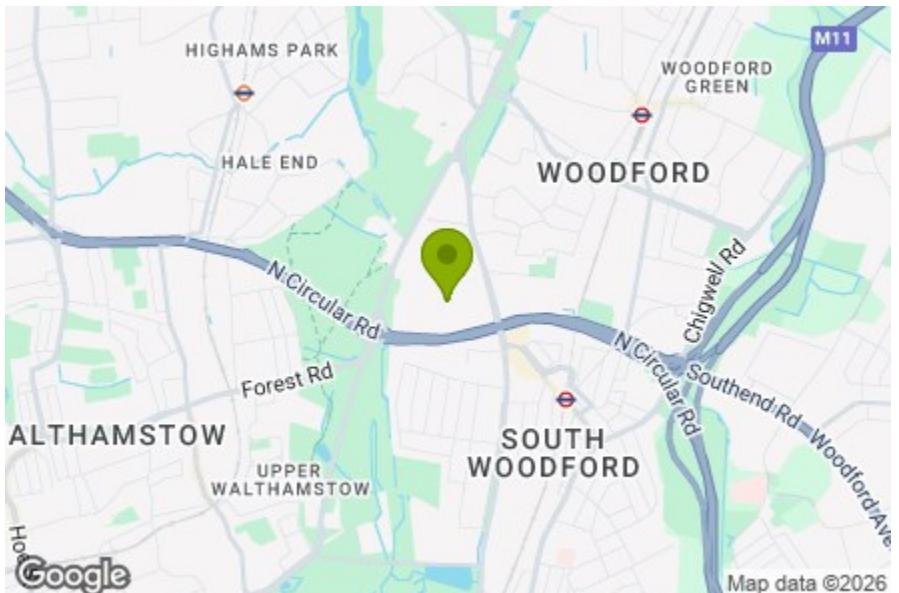
Reception Room
14'4" x 14'3"

Bedroom
11'5" x 10'11"

Kitchen / Diner
11'7" x 9'9"

Bathroom
8'2" x 6'0"

Garden
36'1"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs
EU Directive 2002/91/EC

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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

MALMESBURY ROAD, SOUTH WOODFORD

Offers In Excess Of £365,000 Leasehold
1 Bed Flat

Features:

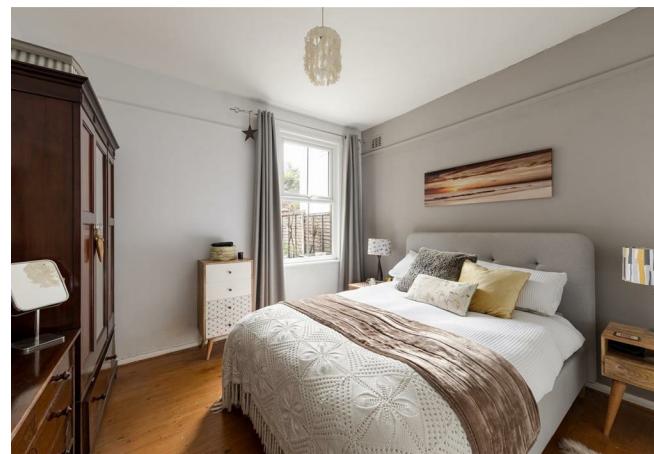
- One Bedroom
- Victorian Conversion
- Ground Floor
- Well Presented
- Private Garden
- Short Walking Distance to South Woodford Station
- Easy Access to Epping Forest
- Off Street Parking
- Kitchen-Diner
- Share of Freehold

This spacious one-bedroom ground-floor period conversion sits in an enviable position on the edge of Epping Forest, within easy reach of South Woodford's amenities, including excellent transport links and fantastic eateries.

Alongside the sought-after location, highlights include a private west-facing garden and separate reception room and dine-in kitchen. It's all artfully finished and ready to be enjoyed, inside and out.

REQUEST A VIEWING
0203 3691818





IF YOU LIVED HERE...

Enjoy spreading out across 569 square feet of space, with a smart layout that places the bright reception room and bedroom at the front, and the kitchen/diner and bathroom at the rear. The reception room has been beautifully finished, with neutral decor, a generous bay window, timber flooring and a fireplace surround, all combining to create a light-filled, welcoming space.

The bedroom is just as flawless, while the dine-in kitchen balances traditional style with modern touches, featuring smart worktops, high-spec appliances and cheerful monochrome flooring. This theme continues in the bathroom, which boasts floor-to-ceiling tiling and a panelled bathtub with a shower overhead.

Your west-facing garden is accessed via a handy second hallway at the rear. The lawn and mature foliage make it the perfect place to relax. There's also an abundance of green space nearby, including Epping Forest just a few minutes away. Be sure to seek out The

Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. Venture further north to Walthamstow Forest Park and the rolling hills of Highams Park. It's all so wonderfully green, you'll easily forget you're only around 45 minutes from the centre of the capital.

Meanwhile, down in South Woodford, you'll find a brilliant selection of supermarkets, including Waitrose and M&S, and the area even has its own cinema.

WHAT ELSE?

- Your new local? How about The George, a short stroll away, offering a warm atmosphere, friendly staff and a great menu.
- South Woodford station, in Zone 4 on the Central line, is 0.8 miles away and will take you directly to Liverpool Street in around 18 minutes. Drivers can reach the North Circular in just a few minutes.
- Celebrate your move to E18 with a trip to Jones & Sons. Anyone who's been to the original Dalston restaurant will attest that this is fine dining at its best. It's just ten minutes on foot.



A WORD FROM THE OWNER...

"I've been very happy in this flat for many years, and benefited so much from its brilliant location and lovely neighbourhood. Everything you need is close by and easy access to walks in the forest such a bonus. I've loved the traditional features and charm of the flat as well as enjoyed lots of time in the garden. It's also very handy having your own off street parking to the front. I've no doubt others will love it here as much as I have?"

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