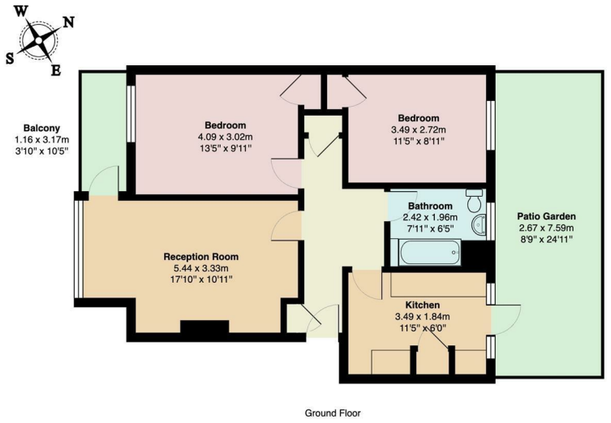



Ground Floor

Total Area: 64.8 m² ... 697 ft² (excluding balcony, patio garden)

All measurements are approximate and for display purposes only

Reception Room
17'10" x 10'11"

Bedroom
13'5" x 9'10"

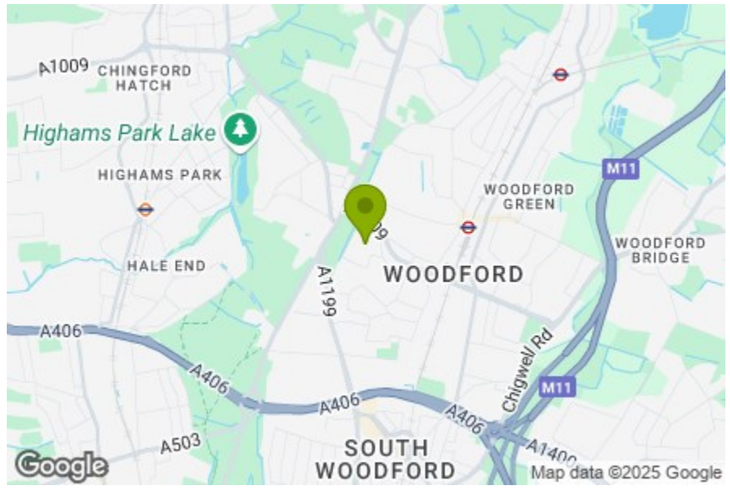
Bedroom
11'5" x 8'11"

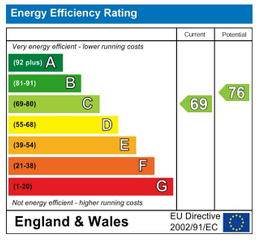
Bathroom
7'11" x 6'5"

Kitchen
11'5" x 6'0"

Balcony
3'9" x 10'4"

Patio Garden
8'9" x 24'10"




**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

**Investment & Development**
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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# HIGHAM ROAD, WOODFORD GREEN

## Offers In Excess Of £350,000 Leasehold

## 2 Bed Apartment - Purpose Built

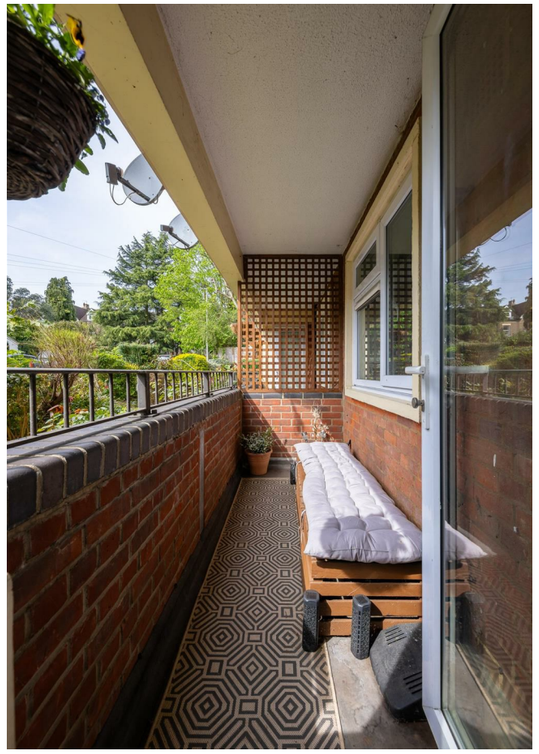
### Features:

- Ground Floor Apartment
- Two Double Bedrooms
- Quiet Tree Lined Neighbourhood
- Private Balcony & Garden
- Open Green Spaces Nearby
- Secure Entrance
- Catchment for Highly Rated Schools
- Walking Distance to Woodford Station
- Recently Extended Lease of 120 Years
- Modest Service Charges

A smartly finished two bedroom balcony apartment on the ground floor of a purpose built period block with private patio garden. Sat on a quiet, tree-lined street you're just a handful of footsteps away from the open greenery of Woodford Green.

A lovely tree-lined expanse of greenery, Woodford Green is just two minutes from your new front door, perfect for morning jogs, evening strolls or exercising furry friends.

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside to find your main reception on the left, softly carpeted and with a smoky grey statement wall and original cornicing. At an artfully arranged 180 square feet, it's a splendid space for hosting, leading out onto your sheltered, secluded ground level balcony. A perfect coffee spot. Back inside and your kitchen's across the hall, decked out with pine cabinets and quartz style worktops.

Step out here for your second outside space, that 240 square foot garden, with Trulawn underfoot and high timber fencing on all sides. Perfect for barbecues and al fresco entertaining in general. Both bedrooms are solid doubles, of 100 and 130 square feet respectively, each has its own outside space to look out over, and they each feature integrated storage. Finally your bathroom comes tiled in white with a shower over the tub.

Outside and, as noted, Woodford Green is right on your doorstep. Whenever you want to venture further afield Woodford tube is just over half a mile on foot, for the Central line and direct connections to the City and West End. Liverpool Street is just twenty minutes direct, Tottenham Court Road twenty minute. Jump on your bike for a door to door City commute of less than twenty five minutes.

WHAT ELSE?

- Parents will be pleased to find five 'Outstanding' primary schools and one 'Outstanding' secondary, all less than a mile away on foot.
- Date night? Treat yourselves to delicious steaks and cocktails at Millie & Carter, a much loved high end wining and dining spot less than ten minutes' walk away.
- There's plenty of incidental space and integrated storage in your hallway. Always a welcome bonus in London apartment living.

A WORD FROM THE OWNER...

"Very lovely quiet street and block, with Woodford cricket field being only a few steps away and 5 minutes from a range of local shops, cafes and restaurants and to Epping forest. Walking distance to the central line and a number of Outstanding schools including Wells primary and Woodbridge High school this has been the ideal locations for us to live in and we are sad to be leaving, due to a growing family."

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