



GROUND FLOOR
Total Area (Excluding Garden): 59.4 m² ... 639 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.

Reception
16'4" x 11'10"

Bedroom
9'10" x 8'1"

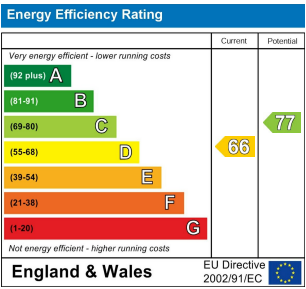
Bedroom
12'5" x 8'1"

Bathroom
9'1" x 5'10"

Kitchen
8'9" x 8'10"

Decking
12'11" x 25'7"

Garden
26'10" x 29'0"



ONSLOW GARDENS, SOUTH WOODFORD

Offers In Excess Of £450,000 Leasehold
2 Bed Maisonette



Features:

- Ground Floor Maisonette
- Two Double Bedrooms
- Direct Access to Private West Facing Garden with Decking Area
- New Bathroom
- Original Parquet Floors
- No Service Charge & Long Lease
- Close to Station & Amenities
- Entrance To Roding Valley on Your Doorstep
- Beautifully Presented
- Bright & Airy

Located on a peaceful street in a highly desirable part of South Woodford, this meticulously restored two-bedroom maisonette is full of appeal. Before you've even stepped inside, there's the generous west-facing garden, complete with a decked terrace. Inside, the home continues to impress, offering a bright reception room, a contemporary kitchen, and ample built-in storage. The entire space has been finished to an exceptional standard, while retaining plenty of original period charm.

Perfectly positioned on the edge of Roding Valley, you're also just moments from South Woodford's excellent array of shops, cafes, and transport links, making this a home that effortlessly combines tranquility with convenience.

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IF YOU LIVED HERE...

Your calm, tree-lined street sets the tone for what lies within. Beyond the classic facade, the reception room is bathed in natural light from generous windows, highlighting the smart decor and period features, including a charming fireplace alcove/hearth and original parquet flooring. There's ample space here for both lounging and dining, while the sleek kitchen sits just across the hallway.

From here, step out into your expansive rear garden, where a decked terrace will become a natural extension of your living space in the warmer months - perfect for al fresco dining. The spacious lawn stretches out ahead, and thanks to your west-facing position, you'll enjoy optimal sunshine throughout the afternoon and evening.

Back inside, you'll be delighted with the pair of double bedrooms - both benefit from masterful in-built storage and more of that stunning parquet. Last but not least, the bathroom is bright and spacious with vintage-style fittings, charming paneling and traditional-style flooring.

As for what lies beyond, you'll be keen to explore Roding Valley - a glorious nature reserve full of wildlife, perfect for picnics and peaceful rambles, and just a few minutes from your front door. You've also got the ancient woodlands of Epping Forest nearby, so there's no shortage of nature to enjoy.

As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, plus an Odeon cinema and plenty of thriving cafes.

South Woodford station is around 11 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

WHAT ELSE?

- Make the Railway Bell your new local. Ten minutes away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment.
- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just 13 minutes away on foot. Just one mile away you'll find Jones & Sons, the sister brand of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.
- Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets - M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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