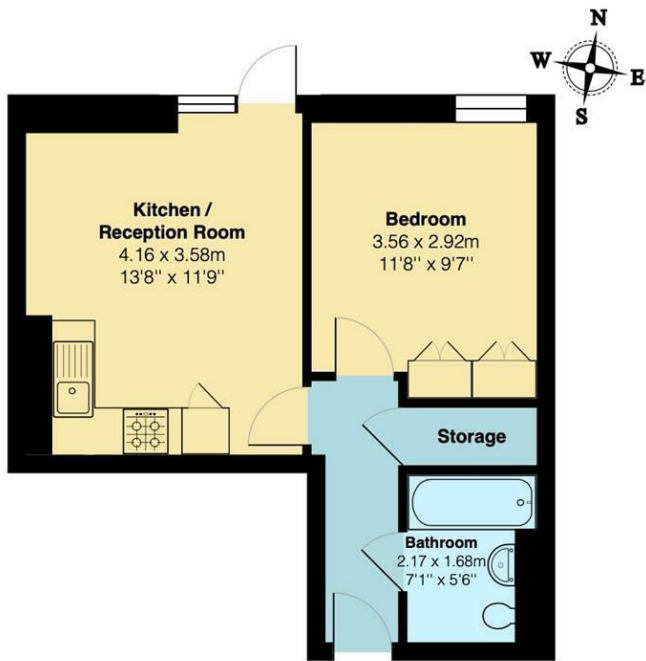
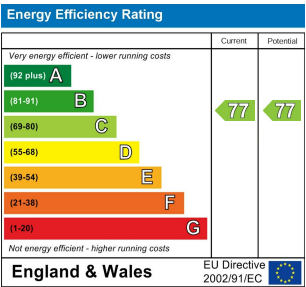




Ground Floor

Total Area: 35.0 m² ... 376 ft²

All measurements are approximate and for display purposes only.



MAYBANK ROAD, SOUTH WOODFORD

Offers In Excess Of £290,000 Leasehold
1 Bed Apartment



Features:

- Modern One Bedroom Apartment
- Secluded Private Outside Area
- High Quality Finish Throughout
- 996 Year Lease
- Low Service Charge
- Ground Floor
- Short Walk To George Lane & Station
- Elmhurst Gardens Location

This smart and stylish one-bedroom, ground-floor apartment sits in an attractive purpose-built block and comes complete with a secluded private outside area and 996 year lease. Inside, design has been considered throughout, from the sleek kitchen to the contemporary bathroom.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities within a short hop, including good transport links.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Thanks to the exceptional finish, this is a home to love and enjoy from the day you move in. The spotless decor and pristine floors in the living/kitchen area bring a warm atmosphere while also ensuring that you have scope for adding your own personality. There's plenty of room for working or socialising, and the stylish kitchen fittings will make cooking a pleasure and not a chore.

The double bedroom shares the same colour palette, with soft carpeting and in-built storage. You'll find more custom storage in the hallway, while the bathroom is immaculate with sparkling fittings that you can enjoy while soaking in the tub or stepping in the shower.

You've got your own private outside area, which is nicely secluded, and there's plenty more greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes

from your front door.

As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and even its own Art Deco cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

-South Woodford station is around 14 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 minutes.

-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 16 minutes away on foot.

-Make the Railway Bell your new local. Just 14 minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE OWNER...

"This flat means so much to us and has been a perfect first property for me and my partner. When I bought this flat 3 years ago, I was looking for a modern, light, liveable space with good links into to city and in an area I'd feel safe and happy. It has definitely ticked all those boxes.. I originally moved into the flat on my own, but my then 'new' boyfriend quickly fell in love with the flat and the area, and fully moved in after a matter of months! We've been extremely happy here ever since. Location wise we've had the best of both worlds. My friends and family are always impressed at just how many lovely local restaurants, bars and coffee shops there are in walking distance. Ninos Italian restaurant and Wood Overn BBQ have become personal favourites. You're also spoilt with an easy commute into the city either for work or socialising, whilst being lucky enough to be right by Epping Forest. The size of our block helps creates a real neighbourly atmosphere and all residents are linked via a WhapsApp group - this generates a lovely safe environment and is super handy for when you're out and you need someone to sign for your parcel! This flat will always hold a special place in both mine and my partners heart, and we will particularly miss sitting outside on our patio on a lovely summers evening."

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