

Bedroom
11'10" x 13'10"

Bedroom
9'6" x 11'4"

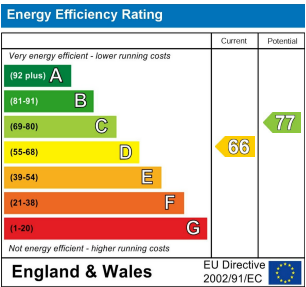
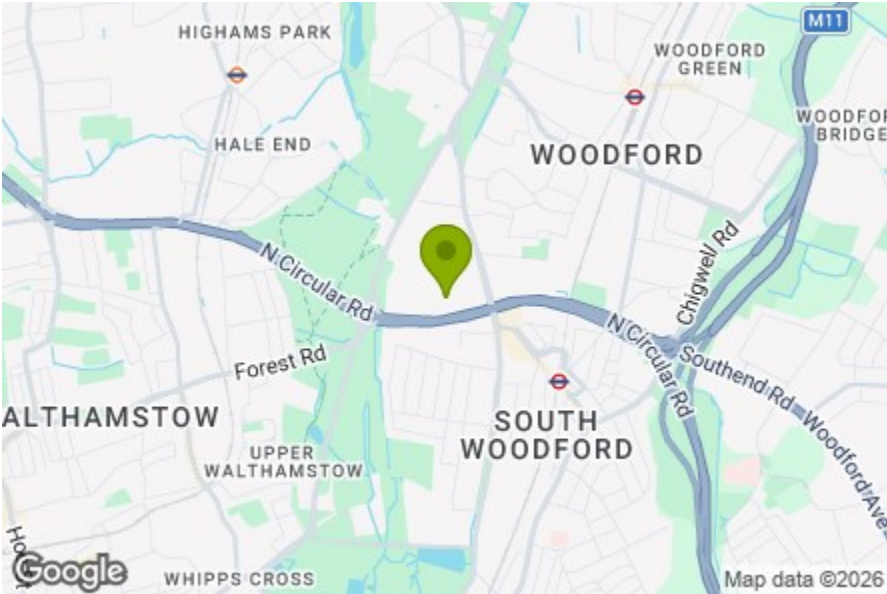
Bathroom
6'11" x 7'10"

Kitchen/Diner/Lounge
11'11" x 16'8"

Garden
34'5" x 18'10"

Total Area: 56.9 m² ... 612 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.



MALMESBURY ROAD, SOUTH WOODFORD

Offers In Excess Of £450,000 Share of Freehold

2 Bed Apartment - Conversion



Features:

- Share of Freehold
- Victorian Conversion
- Private Garden
- Moments from Epping Forest
- Two Double Bedrooms
- Side Access
- Open Plan Living Space
- Short Walk to George Lane

This spacious two double bedroom Victorian conversion sits in an enviable position on the edge of Epping Forest within easy reach of South Woodford's amenities, including great transport links and fantastic eateries.

As it's an end-of-terrace, it benefits from side access, while other highlights include the private garden and bright open plan living area. It's all artfully finished and is ready to be enjoyed - inside and out.

REQUEST A VIEWING

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IF YOU LIVED HERE...

You'll love the generous period proportions with over 600 square feet of living space, as well as the fact that you've got original architecture features, such as the gorgeous bay window at the front, which bathes your front master bedroom in natural light. Next door, your second bedroom us another double, similarly styled with a garden view, while moving further in, your bathroom is a good size - and features a shower over the tub.

To the rear you have a wonderfully bright dual aspect kitchen/lounge. The kitchen's decked out in stylish cabinets, brass fittings, a butler basin, with the sleek timber breakfast bar artfully dividing up the space. A generous set of sliding French doors leads to your rear garden, decked timber steps descending to the low maintenance lawn, flanked by railway sleeper beds and timber fencing, and ending in a handy shed.

Outside, and you can be exploring the wild natural greenery and wide open expanses of Epping Forest less than five minutes after stepping out your front door. Be sure to head for The Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. Venture further to the North for Walthamstow Forest Park, the rolling hills of Highams Park and the tranquil blue expanse of Highams Park Lake. It's all so wonderfully green, you'll easily forget that you're only around 45 minutes from the centre of the capital.

Meanwhile, down in South Woodford, you've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere nine minute walk away from your home. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.
- Your new local? How about the Railway Bell. It's only a 17 minute stroll, plus it has friendly staff, a great selection of ales and a lovely beer garden.
- South Woodford station, sat in Zone 4 on the Central line, is just a half mile on foot and will get you directly to Liverpool Street in 18 minutes. Meanwhile, drivers can be on the North Circular in just a few minutes.
- How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been been to the original restaurant in Dalston will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking - and it's just nine minutes on foot.



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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