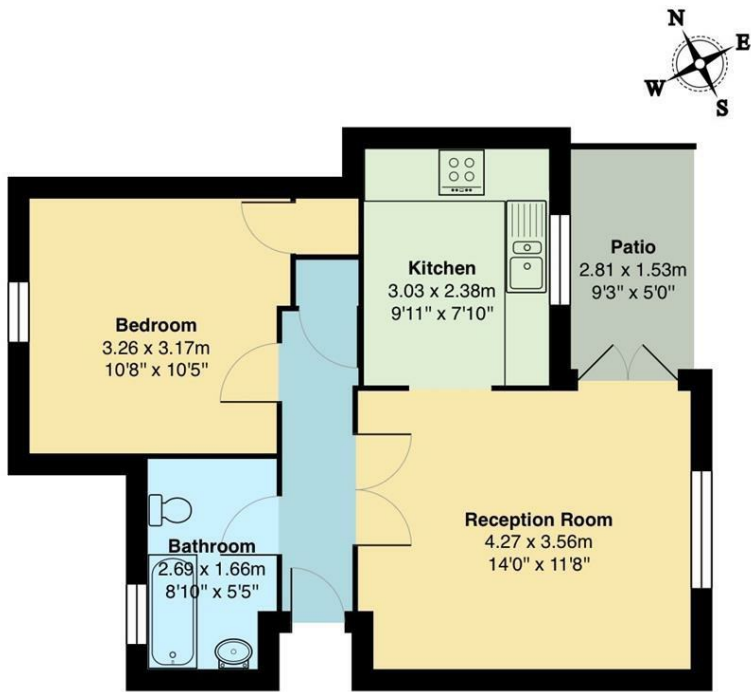
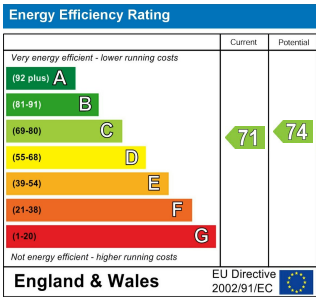
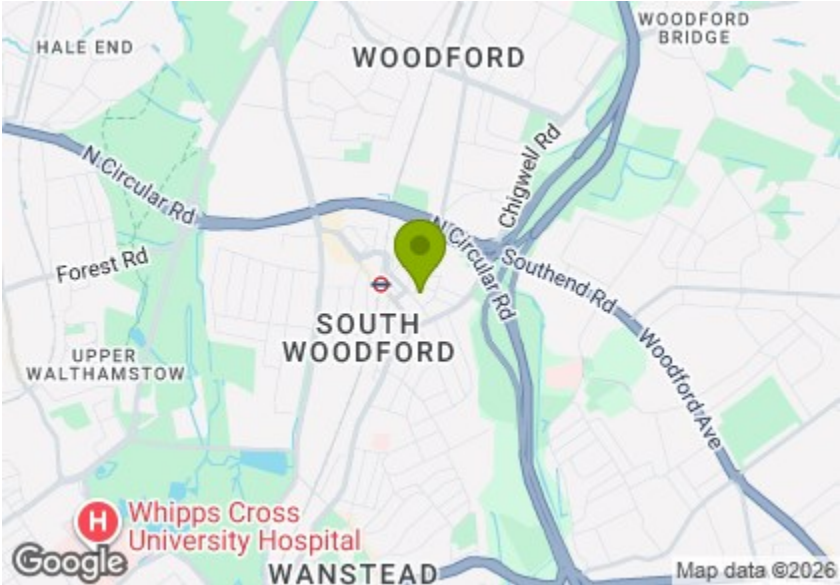




Ground Floor

Total Area: 42.9 m² ... 461 ft² (excluding patio)
All measurements are approximate and for display purposes only.



WOODVILLE ROAD, SOUTH WOODFORD

Offers In Excess Of £325,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Ground Floor Apartment
- Private South-East Facing Terrace
- Private Front Door
- Beautifully Presented
- Secure Gated Parking
- Well Maintained Communal Gardens
- 181 Year Lease
- 5 Minute Walk to South Woodford Station

This attractive ground floor apartment offers a rare combination of privacy, light, and lifestyle. With its own private entrance and south-east facing terrace, it delivers a sense of seclusion and flow that's often hard to find. Secure gated parking and access to tranquil, landscaped communal gardens enhance the appeal, offering both practicality and peace. With a remarkable 181-year lease, this is a home to settle into and enjoy. Just moments from South Woodford station, with shops, cafés, and green spaces nearby, it's a superb opportunity for first-time buyers, downsizers, or anyone seeking a stylish base in a well-connected neighbourhood.

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IF YOU LIVED HERE...

Behind secure gates, this home enjoys access to a spacious residents' parking area bordered by neat planting, offering both privacy and ease. A paved path leads to the private front door, which is set quietly to one side. Soft landscaping and flower boxes enhance the welcoming feel, and the overall setting remains calm and residential.

Inside, the hallway offers a bright first impression with wood-effect flooring underfoot and a built-in cupboard for useful storage. The bedroom is a restful, generously sized double with a large window and integrated cupboard, creating space for freestanding furnishings. The bathroom is fresh and neatly arranged, featuring full-height tiling, a bath with overhead shower, and a large window that brings in plenty of natural light.

The kitchen is arranged with timeless white cabinetry, dark worktops, and wood-style flooring, while a window above the sink looks out to greenery. An open archway connects to the reception room, where a wide window and glazed door allow the space to fill with natural light. This generous room easily accommodates both lounging and dining areas, making it ideal for relaxing or entertaining.

Outside, the south-east facing private patio opens directly from the reception and offers a quiet spot to enjoy the surrounding greenery. There's room here for a table and chairs, and views stretch across the communal gardens beyond.

Framed by mature trees and winding brick-edged paths, the grounds provide inviting spaces to sit and enjoy nature in this carefully kept, leafy setting. The surrounding area offers a vibrant mix of local charm and green open space. Just a short stroll away, George Lane serves as the neighbourhood's bustling hub, lined with independent shops, cafes, and everyday essentials. Bobo & Wild is a popular spot for coffee and brunch, while Jones & Sons offers modern British dining in a relaxed, stylish setting. For a more traditional atmosphere, The Railway Bell pub provides a cosy place to unwind with friends. Nature lovers are well catered for too—Eagle Pond and the broader Epping Forest are within reach, offering scenic walking routes and peaceful corners to explore. It's a well-rounded location with something for everyone.

WHAT ELSE?

South Woodford Station is around five minutes away, putting the Central line right on your doorstep for fast and convenient access into central London. The area is also served by numerous bus routes, connecting you easily to neighbouring spots such as Wanstead, Leytonstone, and Walthamstow. Whether you're heading into town or exploring the local area, getting around is both quick and straightforward.



A WORD FROM THE OWNER...

"We've loved living in this flat as our first home. It's in a great location, near the high street with independent cafes and shops, and minutes from the tube station to travel into central London. A perfect blend of village/city living. The flat itself feels quiet and private with its own front door. It has a great layout, especially with the living room that opens out onto our own patio overlooking the communal gardens. The private car park is very convenient as you do not need to pay for street permits and it's easy for having visitors. This flat has been perfect as it's gone from a place for one to a place for two, and we are sad to leave it, but hope it will bring the same joy to its next owner(s)."

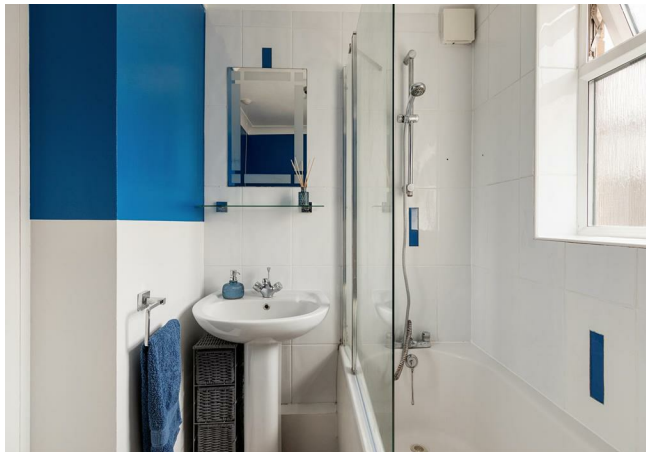
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Reception Room

14'0" x 11'8"

Patio

9'2" x 5'0"

Kitchen

9'11" x 7'9"

Bedroom

10'8" x 10'4"

Bathroom

8'9" x 5'5"



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