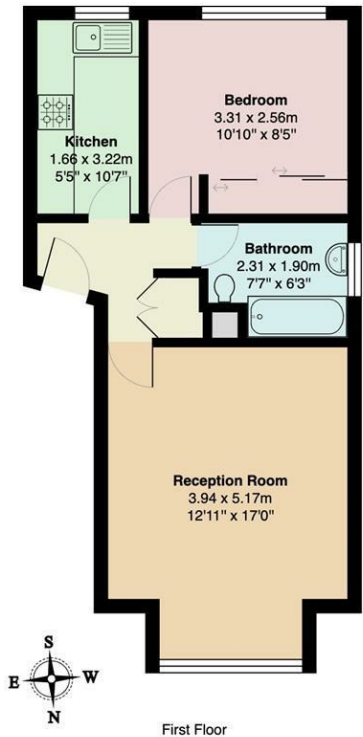




Total Area: 45.8 m² ... 493 ft²
All measurements are approximate and for display purposes only

Reception Room
12'11" x 16'11"

Bathroom
7'6" x 6'2"

Bedroom
10'10" x 8'4"

Kitchen
5'5" x 10'6"



GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £250,000 Leasehold
1 Bed Apartment

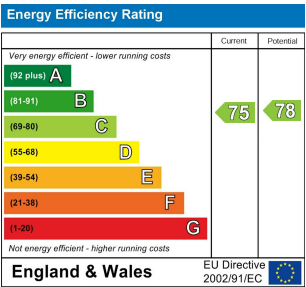
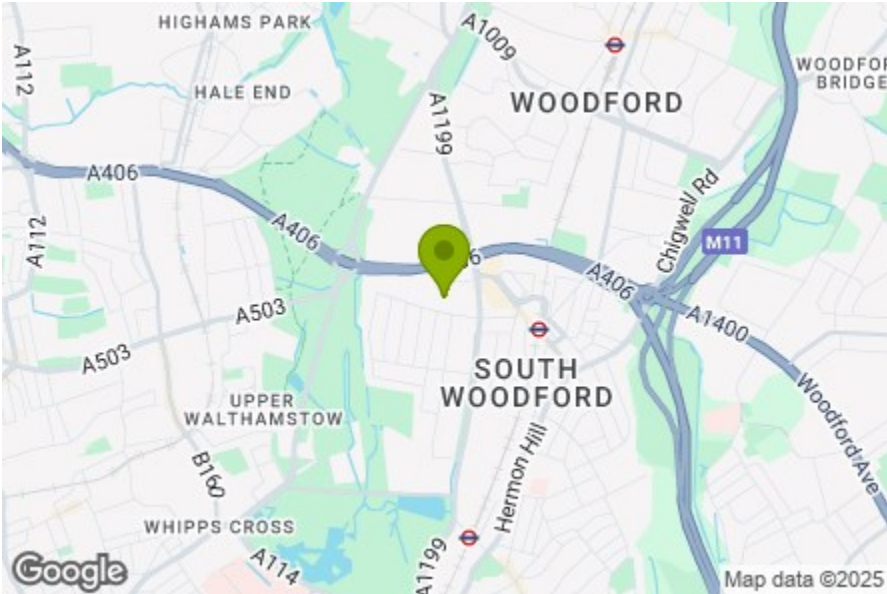


Features:

- One Bedroom Apartment
- Chain Free
- First Floor
- Off Street Parking
- Bright & Airy
- Close To Tube & Epping Forest
- Popular Residential Location

A bright, smart one bedroom apartment on the first floor of a modest, modern development. You're sat among peaceful communal gardens, all handily placed between South Woodford tube and the wild wide open greenery of Epping Forest.

You have the London gold dust addition of off street parking, and drivers can be on the arterial North Circular in around five minutes.



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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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E18 & IG8
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0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

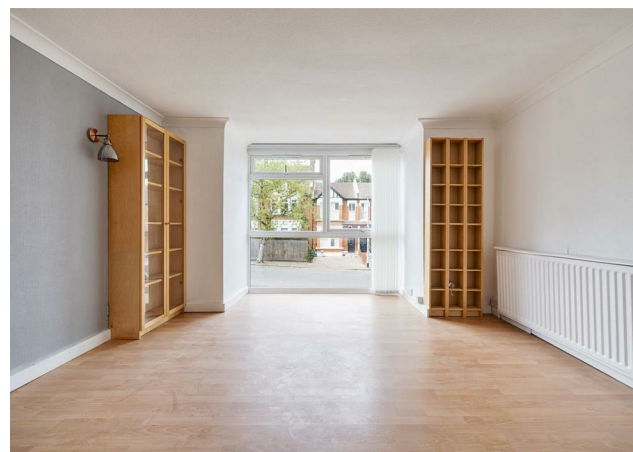
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IF YOU LIVED HERE...

Your hallway's wide and welcoming, with plenty of incidental space, natural light and integrated storage. All too often overlooked extras in London apartment living. Your kitchen's straight ahead as you enter, decked out in white cabinetry and pine style worktops. Next door your bedroom's a solid double with built in mirrored wardrobes.

The blonde hardwood style vinyl flows underfoot throughout, giving way to smoky grey in your bathroom, home to a new sink, tub and WC, and finished in a mix of canary yellow and white tilework. Your reception totals over 200 square feet, with an oversized floor to ceiling window framing elevated views of your picturesque street, and a smoky grey statement wall down one side.

Outside and South Woodford's social hub of George Lane is just five minutes on foot for all your day to day amenities, plus an ever evolving range of cafes, restaurants and gastropubs. Your

new local could be namesake gastropub The George, just a short stroll away with a fine range of real ales and a delicious menu. There's even the art deco Odeon cinema less than five minutes from your new front door, a boon for film buffs.

WHAT ELSE?

- South Woodford tube is less than half a mile on foot for the Central line and direct, twenty minute runs to Liverpool Street, putting the City just a half hour away, door to door. The West End is just nine minutes further.
- The property is presented chain free, for a speedy and hassle free move.
- If it's nature you're craving, the endlessly explorable ancient woodland of Epping Forest is just a third of a mile away on foot. Wander all the way to Highams Park Lake in the North, Hollow Ponds to the South, or simply to your heart's content.



A WORD FROM THE OWNER...

"The flat provides ideal access to the City and West End via the Central Line and is close to all the local shops and other amenities whilst being in a relatively quiet location. It also offers easy access to Epping Forrest and other "green areas". It was ideal for me whilst working in the City without having to "live in" the more urban areas."

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