



Reception
16'5" x 14'6"

Kitchen
11'10" x 7'6"

Bedroom
13'10" x 13'2"

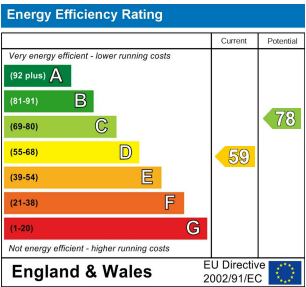
Bedroom
12'6" x 10'10"

Shower Room
7'5" x 5'7"

Bedroom
9'1" x 8'5"

Bathroom
8'5" x 5'8"

Garden
19'8" x 26'2"



BEECHWOOD PARK, SOUTH WOODFORD

Offers In Excess Of £500,000 Leasehold
3 Bed Maisonette



Features:

- Three Bedroom First Floor Maisonette
- Private Entrance / Front Door
- 934 Year Lease & Zero Service Charge
- Private Secluded Rear Garden
- Two Bathrooms
- In Excess Of 1000 Sq ft
- Short Walk To Snaresbrook Station & George Lane
- Chain Free

A substantial, stately and immaculate three bedroom, two bathroom apartment, less than ten minutes on foot from Epping Forest and Wanstead High Street. You have a dedicated entrance to the front and a large, private garden to the rear.

Accessed by an external set of wrought iron steps, your rear garden features a large expanse of lawn and curved patio, all screened and surrounded by timber fencing and mature greenery. A superb solace.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll climb the stairs to find a bright, generous landing, with rich dark engineered hardwood underfoot, pristine white walls and plenty of incidental space. Your 240 square foot lounge is to the rear, with more hardwood floors, tower radiator, vintage hearth and a broad window set framing lovely garden views.

Next door, your kitchen's smartly decked out in a seamless suite of white cabinetry, matching worktops and slate style flooring. Elsewhere, all three bedrooms are substantial doubles, with your principal sleeper coming in at 180 square feet. All three feature plush grey carpeting and pristine eggshell walls. Both bathrooms are boutique, family affairs accessible from the hallway, one with a large stroll in rainfall shower.

Outside and, as noted, you're just a short stroll from the tranquil blue waters of Eagle Pond, with the endlessly explorable greenery of Epping Forest just beyond. You could even stroll across to Hollow Ponds and hire a row boat for a truly tranquil Sunday

afternoon. Also close at hand is Wanstead High Street, the bustling heart of your new East London village, with a great choice of independent cafes and gastropubs.

WHAT ELSE?

- Snaresbrook tube station is half a mile on foot and will get you directly to Liverpool Street in sixteen minutes, for a door to door City commute of less than half an hour.
- The property is presented chain free, with a 974 lease and zero service charges.
- Your new local could be The Cuckfield, a former coaching inn just a short walk down the High Street. Family friendly, with a delicious varied menu it's sure to become a favourite.



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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