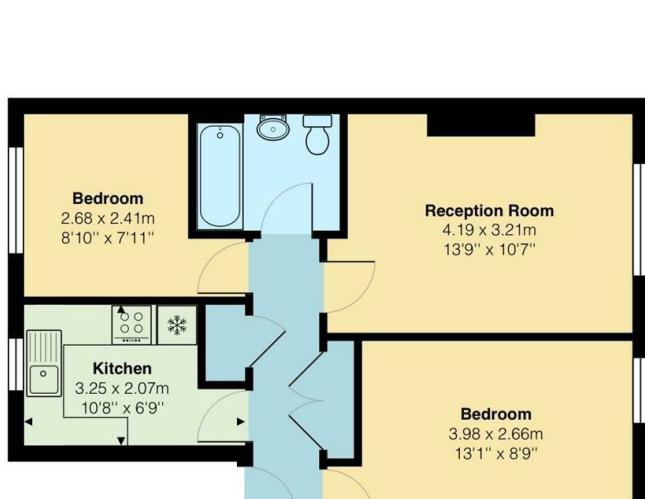


THE STOW BROTHERS

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First Floor

Total Area: 49.8 m² ... 536 ft²

All measurements are approximate and for display purposes only.

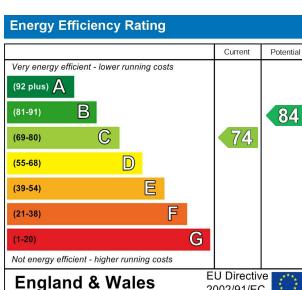
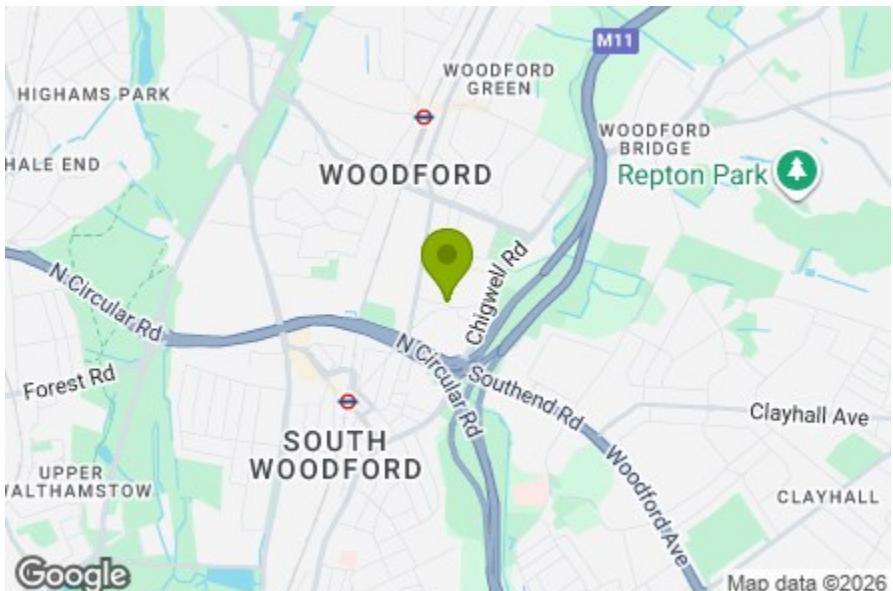
Reception Room
13'8" x 10'6"

Bedroom
13'0" x 8'8"

Bedroom
8'9" x 7'10"

Bathroom

Kitchen
10'7" x 6'9"



GORDON ROAD, SOUTH WOODFORD
Offers In Excess Of £300,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- First Floor
- Ample Storage
- Shared Gardens
- Communal Bike Locker
- Close to Elmhurst Park
- 15min Walk to South Woodford Station
- Floor to Ceiling Windows

This purpose built two bedroom apartment in a modern low rise block in South Woodford is close to shops, green spaces, and the tube station. It's located on the first floor of a well-maintained gated development set in landscaped communal grounds and just moments from Elmhurst Gardens.

E11, E7, E12 & E15
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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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

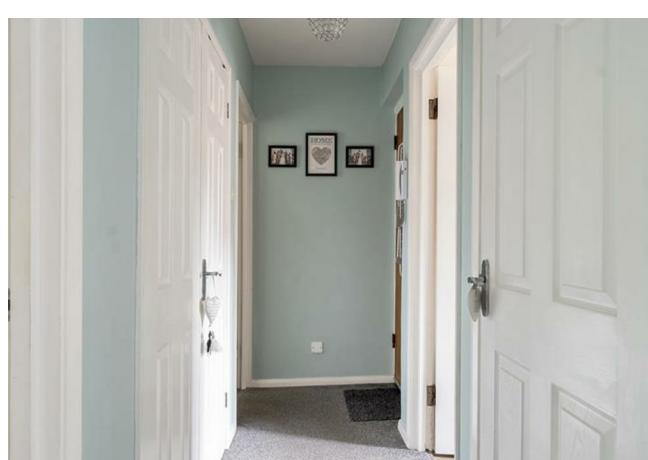
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IF YOU LIVED HERE...

You'd have the best of lateral living, with all rooms set around a central hallway and great levels of natural light from large windows on two sides of the apartment. Entering through your first floor front door, you come into a long hallway with a generous amount of storage space in two full height built-in cupboards. The logical layout wastes no space, with the living room and main bedroom to your right, the kitchen and second bedroom to your left, and the bathroom straight ahead. The living room measures 13'9" by 10'7" so has plenty of space for sofas and a dining table. A large south-facing window provides lovely leafy views and lots of sunshine, making this a great place to relax. The room is carpeted and has fitted wood alcove shelving. The separate kitchen opposite is efficiently laid out and well-equipped, with wraparound fitted floor and wall cabinets, plenty of worktop space, freestanding appliances, and a window above the sink. White and wood finishes and white metro tiled splashbacks give a contemporary feel. The main bedroom is spacious and sunny room with ample space for a double bed and bedroom furniture and a south-facing picture that frames the attractive view of nearby trees. The second bedroom, also a double, has a large window that spans one end of the room. The bathroom has a stylish monochrome colour scheme with fully tiled white walls, a contrasting dark grey floor, and chrome fittings. There's a bath with a shower and a glass screen, a freestanding washbasin and WC, and a heated towel rail. The apartment is in excellent condition throughout and is decorated in a palette of white and pale colours, with

grey carpet in the hall, living room and two bedrooms. The property is double glazed and has gas central heating. The communal landscaped gardens include a large lawn with planted borders, a paved terrace and a secure cycle store.

WHAT ELSE?

- You're just a short walk from the many shops and services in the attractive centre of South Woodford, ranging from local independent stores to national chains, and including a Waitrose supermarket.
- Elmhurst Gardens is two minutes from your door. This popular Green Flag local park with outstanding views has mature trees, landscaped planting, tennis courts, a bowling green and a playground. The large open spaces of Roding Valley Park and Epping Forest are also nearby.
- South Woodford tube station on the Central Line is a 15 minute walk. From here you can be in the shopping and leisure hub of Stratford in 10 minutes, the City in less than 20 minutes and the West End in 30. If you're travelling by car, the North circular Road is a couple of minutes' drive and the M11 just a few minutes more.



A WORD FROM THE OWNER...

"The property has been our home for the last 5+ years and it's difficult to put into words how much it has meant to us. It was our first home after years of renting, our daughter's first home, the local area is fantastic with Elmhurst Park directly opposite the flats entrance, the central line tube along with pubs, restaurants and shops all a short walk from the flat and has great links onto the A406 and M11 which has been great for my work. It has been a place of firsts and growth and it is because of our family growth it is with heavy heart we have decided to leave. I hope whoever has the flat next has the same amount of joy and growth we had here."

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