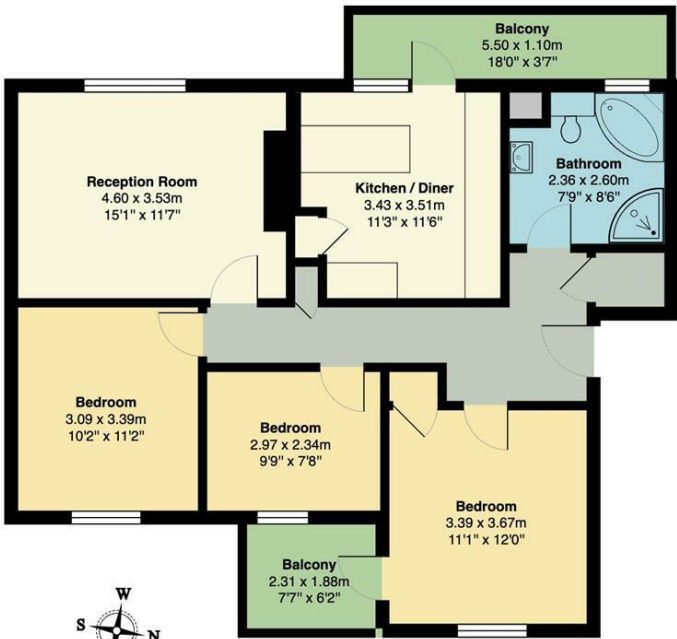




Second Floor

Total Area: 80.9 m<sup>2</sup> ... 871 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Reception  
15'1" x 11'6"

Kitchen/Diner  
11'3" x 11'6"

Bathroom  
7'8" x 8'6"

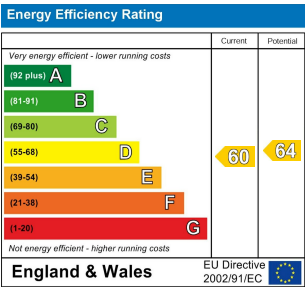
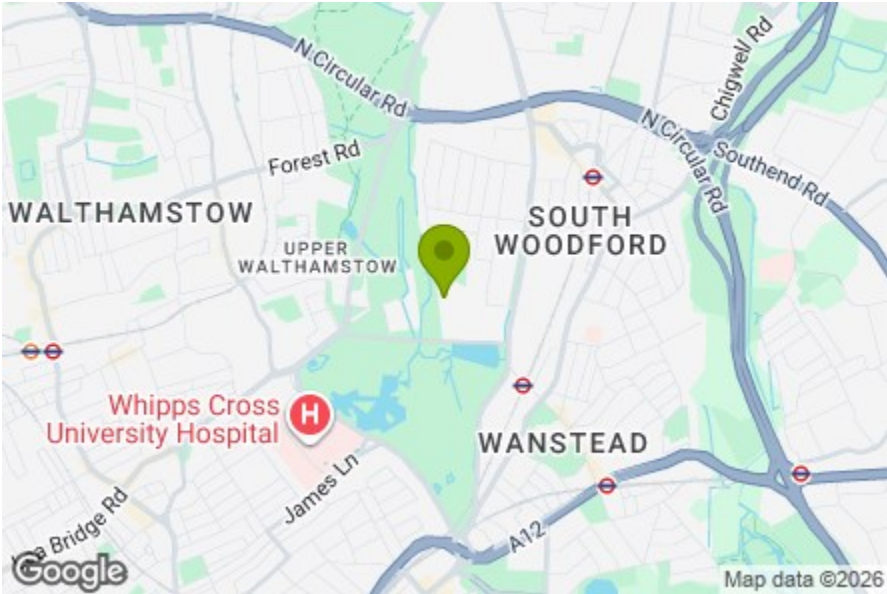
Balcony  
18'0" x 3'7"

Bedroom  
11'1" x 12'0"

Bedroom  
9'8" x 7'8"

Bedroom  
10'1" x 11'1"

Balcony  
7'6" x 6'2"



RIVENHALL GARDENS, SOUTH WOODFORD  
Offers In Excess Of £425,000 Leasehold  
3 Bed Apartment - Purpose Built



Features:

- Three Bedroom Apartment
- Top Floor
- Views Over The Forest
- Two Balconies
- Close to Snaresbrook Station
- Over 800 sqft Approx
- Beautifully Presented
- Eat-in Kitchen
- Modest Service Charge & Ground Rent
- Under 10min Walk to Wanstead High Street

An elegantly appointed three bedroom apartment, on the uppermost second storey of a modest red brick development just a few minutes from Wanstead High Street and Epping Forest. You have a pair of balconies and wonderful leafy green views. You're right on the Epping Forest borders here, sat among tranquil communal gardens. Great for getting to know the neighbours.

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

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  
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0203 325 7227

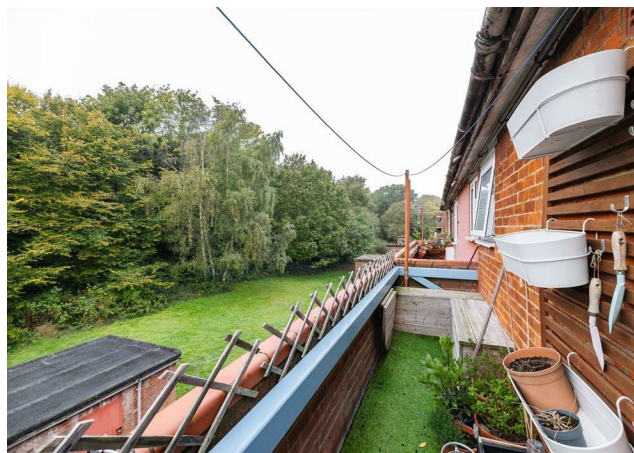
Investment & Development  
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#### IF YOU LIVED HERE...

Your lengthy, substantial hallway provides some extra storage and plenty of incidental space, with rich glossy hardwood running underfoot making exploring a pleasure. First on your left is the principal bedroom, 130 square feet with access to the first of your balconies, terracotta floored with rooftop views. Bedrooms two and three are both decent doubles, as smartly appointed as the first.

Your 170 square foot reception sits at the end of your hallway, with that hardwood flooring flowing on, a pastel mint paint job and more leafy views. Your kitchen's next door, with classic parquet timber underfoot, a charming breakfast bar and handsome white cabinets. Step out onto your lengthy second balcony here, for your grounds set against a wonderful leafy backdrop. Finally your bathroom features a sumptuous corner tub and separate shower cubicle.

Outside and, as noted, Wanstead High Street is just a half mile on

foot from your new front door. The heart of this bustling East London village, here you'll find a great range of cafes, bars, restaurants and gastropubs, as well as a choice of shops and supermarkets for all your day to day needs. Former coaching inn The Cuckfield and the sumptuous surroundings of The Bull are both well worth checking out.

#### WHAT ELSE?

- The tranquil blue waters of Eagle Pond are just three minutes away, and always a treat for the senses. From here it's just a handful of footsteps to the endless greenery of Epping Forest and Leyton Flats.
- Snaresbrook tube is just a short walk away for the Central line and direct thirteen minute runs to Liverpool Street, for an easy door to door City commute. Oxford Circus and the West End are just eleven minutes further.
- Cross Leyton Flats and you come to Hollow Ponds, where you can hire row boats and explore the serene waterways in the company of friendly ducks.



#### A WORD FROM THE OWNER....

"We will be sad to leave our lovely bright flat in Snaresbrook. The master bedroom gets the sun in the morning, the kitchen and back balcony receive the sun in the afternoon and evening, which is great to sit out in during the summer with the forest as a backdrop. We are on the door of Epping Forest where we often see deer through the trees and we will really miss visiting Wanstead High Street and its monthly market. The area is very quiet and has a great community feel and we will miss all the neighbours whom we have got to know over the years."

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