



Reception Room  
12'9" x 14'11"

Bedroom  
10'2" x 10'11"

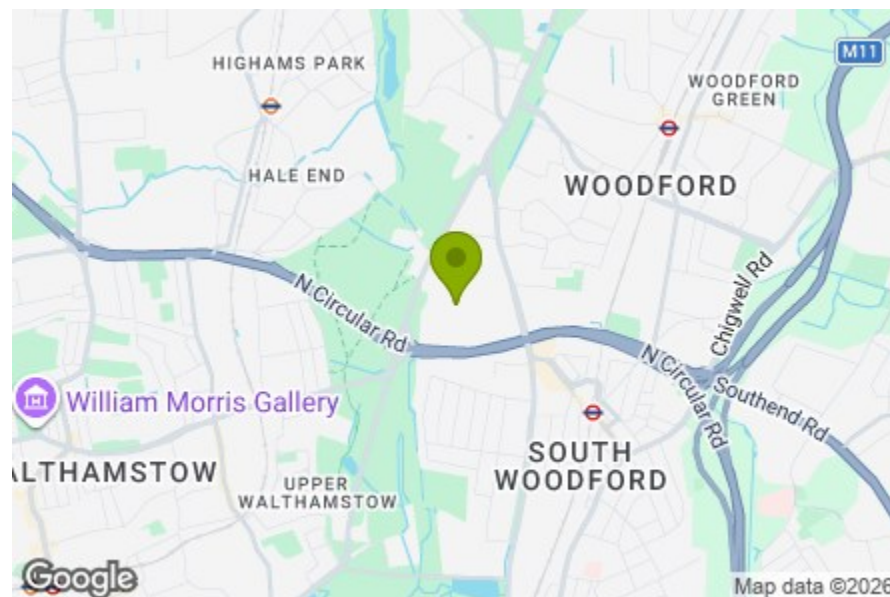
Kitchen  
9'3" x 7'7"

Bathroom  
6'0" x 5'1"

Bedroom  
12'2" x 7'10"

Garden  
19'9" x 24'11"

Garden Studio  
10'8" x 10'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## CARNARVON ROAD, SOUTH WOODFORD

Offers In Excess Of £450,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedroom Ground Floor Victorian Conversion
- Private Rear Garden With Side Access & Garden Studio
- Share Of Freehold
- Elegant, Classically Styled Kitchen With Timeless Design Features
- Newly Fitted Bathroom With A Bold, Eclectic Design
- Soft, Neutral Colour Palettes Throughout
- Stripped Floorboards, Wall Panelling & Lots Of Natural Light
- Easy Access To Epping Forest & George Lane

A beautifully bright two bedroom ground floor Victorian conversion, set on a quiet residential street in South Woodford with George Lane close by for shops, cafés and everyday essentials, and Epping Forest within easy reach when you want a little more green space. With a private rear garden, a garden studio and a share of freehold, it offers a lovely balance of character, calm and convenience.

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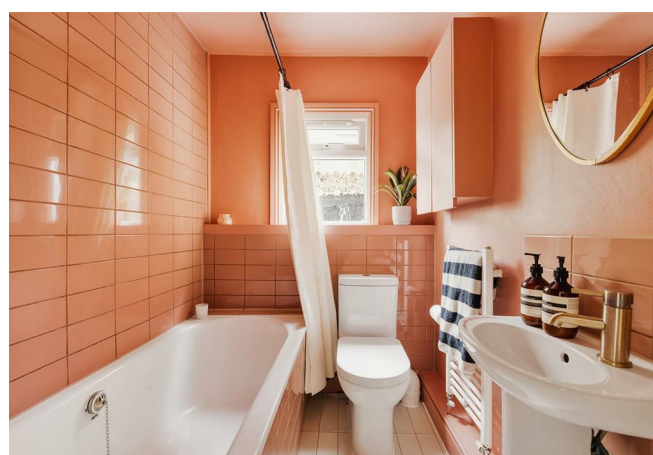
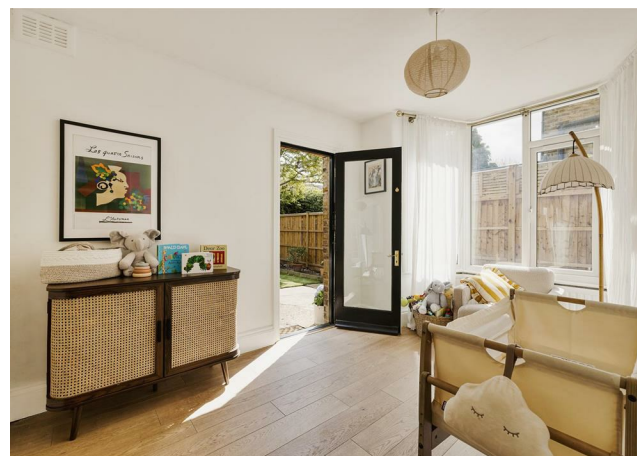
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IF YOU LIVED HERE...

Step inside and the reception room sets the tone straight away, with a soft neutral palette, stripped floorboards and a handsome bay window drawing in plenty of natural light. The overall feel is calm and well considered, with classic proportions and thoughtful detailing that suit the Victorian bones of the home.

The kitchen carries that same timeless approach, with elegant, classically styled cabinetry and a simple, enduring finish that feels both practical and easy on the eye. Just beyond, the newly fitted bathroom brings something bolder to the mix, with an eclectic design and a confident use of colour that gives the space its own sense of personality.

Both bedrooms are quietly tucked away from the reception, and the layout flows naturally out to the private rear garden. This is a lovely stretch of outdoor space with side access and, at the far end, a garden studio that adds a useful extra room away from the main home. Whether used for work, hobbies or simply a little

retreat of your own, it gives the whole property even more flexibility.

WHAT ELSE?

- George Lane is close by for independent cafés, supermarkets, restaurants, the library and the much loved Odeon cinema, making day to day life feel easy and nicely connected.
- Epping Forest is within easy reach, offering woodland walks, open green space and a welcome change of pace whenever you want to get outdoors.
- South Woodford is well placed for Central line connections, with strong local transport links adding to the appeal of this part of E18.



A WORD FROM THE OWNER...

"A fantastic property offering the best of both worlds - with the Central Line and London right on your doorstep, while Epping Forest is just minutes away, providing a peaceful countryside feel. The area is great with coffee shops, restaurants, a cinema and the station all within walking distance. Road connections are excellent as well.

We truly love this home for its spacious, bright living area, along with the sun trap of a garden."

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