

Reception
11'5" x 7'8"

Balcony

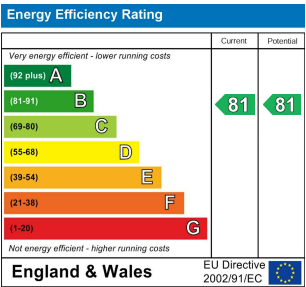
Kitchen/Diner
11'1" x 13'9"

Utility

Bedroom
16'7" x 9'9"

Bathroom
4'11" x 10'2"

Total Area (Excluding Balcony): 49.7 m² ... 535 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



TAVISTOCK ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment



Features:

- First Floor Apartment
- Huge South-West Facing Communal Gardens
- Open Plan Kitchen Diner
- Balcony
- Well Presented
- Prime Location Within South Woodford
- 9min Walk to George Lane & South Woodford Station
- Great Natural Light

This first-floor apartment, in a prime South Woodford location, offers a blend of modern living and tranquillity. With well-designed interiors and convenient amenities, it's ideal for those seeking a stylish home in one of East London's most desirable areas. The apartment welcomes you with smooth wood laminate flooring that flows seamlessly throughout, creating a contemporary feel. The open-plan kitchen diner is both functional and stylish, with two worktop spaces and built-in cabinetry in neutral tones, perfect for daily cooking and entertaining. The kitchen transitions into a separate reception room, a flexible space for entertaining, relaxing, or cosy evenings. Sliding doors fill the room with natural light, opening onto a private, south-facing balcony that overlooks lush communal gardens. This sun-drenched space is perfect for enjoying coffee in the morning or a glass of wine in the evening, embracing the indoor-outdoor lifestyle.

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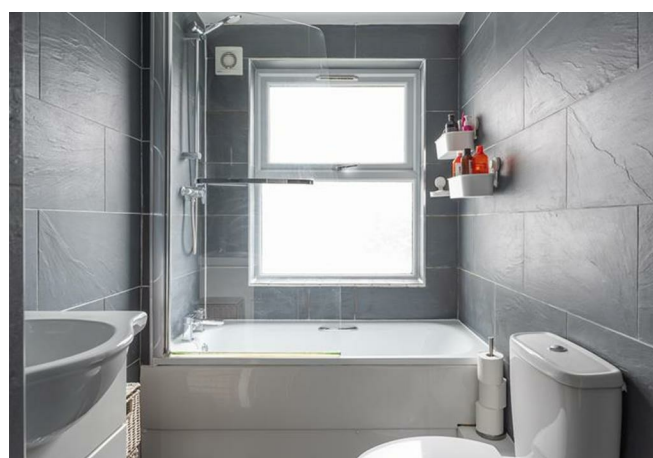
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IF YOU LIVED HERE...

This property's location is a standout feature. Just a 9-minute walk away, George Lane and South Woodford Station provide quick access to Central London via the Central Line, ideal for commuters. George Lane, a vibrant hub with a range of shops, from popular high street brands to unique boutiques, and essential services like banks, pharmacies, and fitness centres. The street is lined with cosy cafés, restaurants, and bars, offering everything from casual brunch to international cuisine.

Your new local pub, The Railway Bell, is just a 10-minute walk away. This traditional spot is perfect for drinks and meals, offering a variety of real ales, craft beers, and wines. Known for its friendly atmosphere, it's a great place to relax with friends or meet neighbours, with a menu featuring classic British dishes.

Despite the bustling area, your home is close to green spaces like Epping Forest, a vast, ancient woodland perfect for nature lovers. The forest offers a peaceful escape with dense woods, open

grasslands, and diverse wildlife, including deer and rare birds. It's a wonderful spot for walking, cycling, or enjoying the outdoors.

WHAT ELSE?

This apartment is ideal for those seeking a peaceful retreat or a stylish, well-connected home. Its excellent transport links make commuting easy, while the nearby amenities offer urban convenience. The proximity to lively George Lane and the serene Epping Forest gives you the best of both worlds—a vibrant community on your doorstep and nature just moments away. Perfect for professionals, couples, or anyone looking for a balanced lifestyle, this home combines modern design, convenience and tranquillity in a highly desirable location. Whether it's the bright interiors, beautiful communal gardens, or the local community, this property caters to a range of lifestyles, offering comfort, style, and practicality in equal measure.



A WORD FROM THE OWNER...

"We have lived at the flat for just under 4 years and have loved living here. It's a 5 minute walk from a wide range of amenities and 20mins from Stratford/30mins for Liverpool Street. There are plenty of walks with Leyton flats and Epping being close by. It's a very quiet area but also very easy to get into Greater London. The South facing windows light up the flat and we have watched some epic sunsets in the evening from our sofa. A great 1 bedroom flat!"

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