



Reception Room
20'5" x 14'11"

Kitchen / Diner
16'5" x 8'10"

Bedroom
15'5" x 11'8"

Bedroom
15'3" x 11'9"

Bathroom
9'4" x 5'9"

Total Area: 86.2 m² ... 928 ft²
All measurements are approximate and for display purposes only.



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



WOODFORD ROAD, SOUTH WOODFORD Offers In Excess Of £500,000 Share of Freehold 2 Bed Apartment



Features:

- Extremely Spacious Two Bedroom Apartment
- Balcony With West Facing Views
- Two Comfortable Double Bedrooms
- Fitted Kitchen With Dining Area
- Larger Than Average Living Room With High Ceilings
- Second Floor With Lots Of Natural Light
- Desirable Art Deco Building With Period Features
- Development Parking & Snaresbrook Underground Location
- Opposite Epping Forest & Moments From Wanstead High Street

Tucked away on the second floor of a lovely Art Deco building, this bright and spacious two-bedroom apartment combines classic character with easy modern living. Inside, the decor is immaculate and the layout generous, with high ceilings, great storage, and a west-facing balcony offering fantastic views. The separate kitchen/diner and living space make it as practical as it is charming, while period details give it plenty of personality.

Step outside and you've got the best of both worlds, Epping Forest just around the corner for all that nature, and Wanstead High Street a short stroll away with its mix of pubs, restaurants, and independent shops. Commuting's simple too, with Snaresbrook Station only five minutes on foot with the Central line.

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IF YOU LIVED HERE...

With 928 square feet of space, this bright and airy two-bedroom apartment has plenty of room to spread out. Neutral decor, high ceilings and large windows give the reception area a fantastically open feel, while the uniquely shaped balcony adds both charm and extra outdoor space. The building is surrounded by beautifully kept communal gardens and there is on-site parking.

The separate kitchen/diner continues the thoughtful design, with soft tones, wood panelling and high-spec appliances that echo the home's Art Deco heritage. There's room for a dining table plus a handy breakfast bar.

Both bedrooms are generous doubles, while the bathroom has been beautifully designed with an over-tub shower, vanity basin and vintage towel rail.

Outside, peaceful communal grounds lead to much sought-after Wanstead, where you'll find everything from horse riding and

farmers' markets to leafy parks and welcoming pubs. The area's village like feel comes with easy city access too: Snaresbrook Station is just a five minute walk away, connecting you to Central London in around 15 minutes via the Central line.

Local favourites include La Bakerie for coffee, Provender and The Cardamom Room for dinner, and nearby Tiffin Tin or Luppolo for takeaway nights. South Woodford's wider amenities M&S, Waitrose and the Odeon cinema are also close by, with Leyton and Walthamstow easily reached.

What else?

- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident is an 18-minute stroll across Hollow Ponds. The excellent Arte e Pasta now operate the kitchen.

- Drivers will appreciate the off-street parking and convenient North Circular access, far enough away to keep things peaceful.

- Excellent sports facilities are available at the nearby Sylvestrian Centre within Forest School, open to the public via membership.



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 picks for food include the Japanese restaurant Sakura and local favourite Nino's. 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. All round, it's a fantastic place to call home."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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