



Total Area = 97.7 sq m / 1052 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.

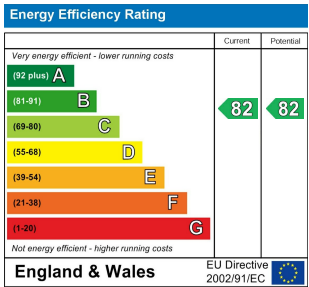
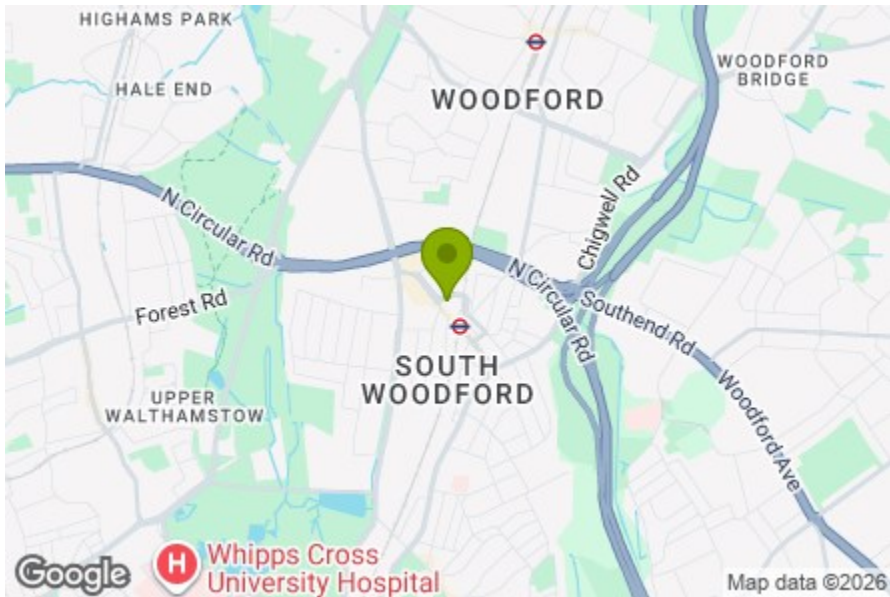
Kitchen/Reception Room
16'2" x 15'1"

Bedroom
14'7" x 13'5"

Bedroom
14'2" x 8'10"

Bedroom
14'9" x 7'10"

Bathroom



EASTWOOD CLOSE, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold
3 Bed Flat



Features:

- Modern Top Floor Apartment
- Three Double Bedrooms
- Roughly 1000sqft
- Lift Access
- Beautifully Presented
- Two Minute Walk to South Woodford Tube & George Lane
- Chain Free
- Fantastic Proportions

Set on the third floor of a purpose built development with lift access, this bright and spacious three-bedroom apartment has been beautifully finished. It's all perfectly nestled between the greenery of Epping Forest and Roding Valley, with South Woodford's excellent amenities right on the doorstep, including top rate transport links. It's also on the market chain-free & with a 200 year lease, so that's more good news.

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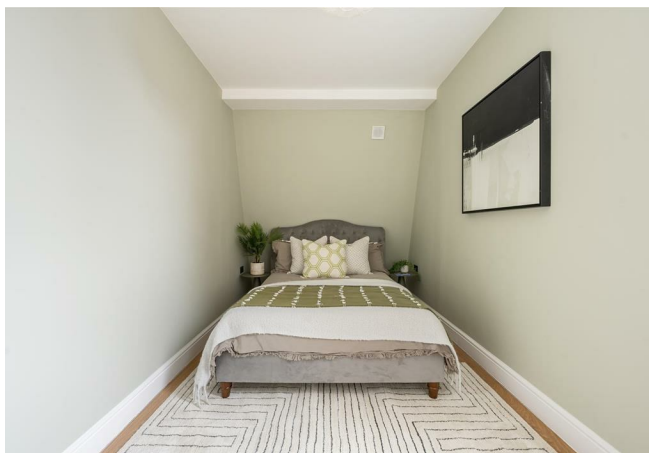
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IF YOU LIVED HERE...

Coming in at 1052 square feet, this is a fantastically proportioned home - and the lofty third floor height provides an added touch of brilliance. Your open plan kitchen/reception room has been beautifully finished, with neutral decor and smart flooring, all bathed in light. There's room for dining as well as lounging, and the kitchen area is sleek and contemporary, with smart units and high-spec appliances.

The three bedrooms all benefit from a calming soft palette, while the bathroom is sleek and modern with floor-to-ceiling tiling and an over-tub shower.

Outside, you'll find the vast green space of Roding Valley Park around 15 minutes away, while Epping Forest is slightly further in the other direction. In contrast to all this nature, you've got the amenities of George Lane right on your doorstep. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema for that big screen experience.

As for getting further afield, South Woodford station is just four minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins.

The purchaser will be granted a share of the freehold upon completion of the sale of the final flat in the block.

WHAT ELSE?

- Make the Railway Bell your new local - it's only a five minute stroll away after all, plus it has friendly staff and a great selection of food and drink.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked goods and handcrafted arts.
- How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking.



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 favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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