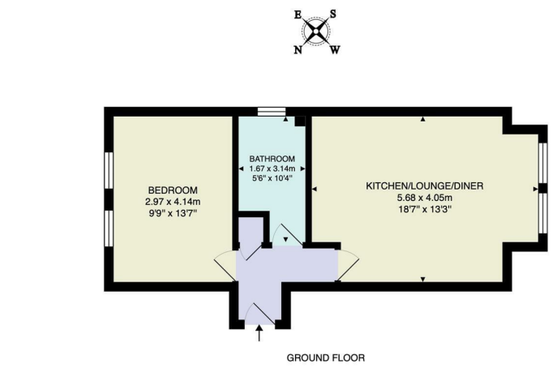


GROUND FLOOR

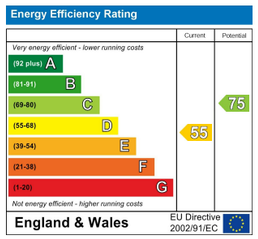
Total Area: 43.8 m² ... 471 ft²

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.

Kitchen/Lounge/Diner
18'7" x 13'3"

Bathroom
5'5" x 10'3"

Bedroom
9'8" x 13'6"



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0203 369 6444

E17 & E10
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JAMES COURT, DAISY ROAD, SOUTH

Offers In Excess Of £280,000 Leasehold

1 Bed Flat

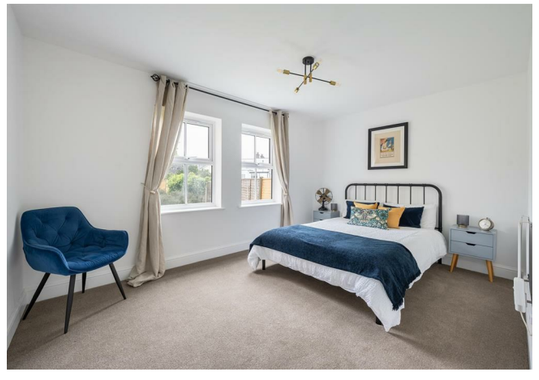
Features:

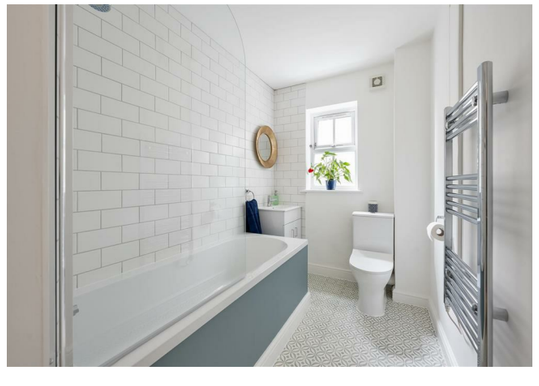
- One Bedroom Apartment
- Fully Refurbished Throughout
- 125 Year Lease On Completion
- Parking & Communal Gardens
- Ground Floor
- Opposite Tube Station
- Close To Shops
- Chain Free

A freshly refurbished one bedroom apartment, bright and sleekly appointed throughout. Sat on the ground floor of a smart and contemporary purpose built development, just moments from South Woodford's tube station and social hub of George Lane.

Your new property sits among pleasant communal gardens and you also have private parking. Drivers can be on the North Circular in less than five minutes.

REQUEST A VIEWING
0203 3691818





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IF YOU LIVED HERE...

Step inside into your hallway, for some handy extra storage straight ahead (always a welcome addition in London apartments). Turn left for your bedroom, a 140 square foot double, softly carpeted with green views. Next door your bathroom's a sleek designer affair tiled from tub to ceiling and home to a chrome heated towel rail.

At the other end of the hall your open plan kitchen and lounge totals an impressive 240 square feet, with blonde engineered hardwood running underfoot throughout, recessed spotlights overhead and pristine newly painted walls. Your kitchen's decked out with a corner suite of glossy smoky grey cabinets, dark granite-effect countertops and white letterbox splashbacks. All home to a brand new chrome oven, hob and extractor hood.

You're essentially across the road from South Woodford tube station. From here the Central line will get you straight to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty seven. Putting both the City and West End well within a half hour way door to door, for an easy City commute and a direct line to nights out in the capital.

WHAT ELSE?

- South Woodford's social hub of George Lane is just five minutes' walk, for a diverse selection of cafes, pubs and restaurants. Try the bright and welcoming Railway Bell, just round the corner.
- The property is offered chain free, for that all important hassle free move, plus you'll get a 125 year lease on completion.
- You're less than half a mile on foot from the open greenery and woodlands of Roding Valley Park, perfect for a morning run.

A WORD FORM 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 favourite 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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