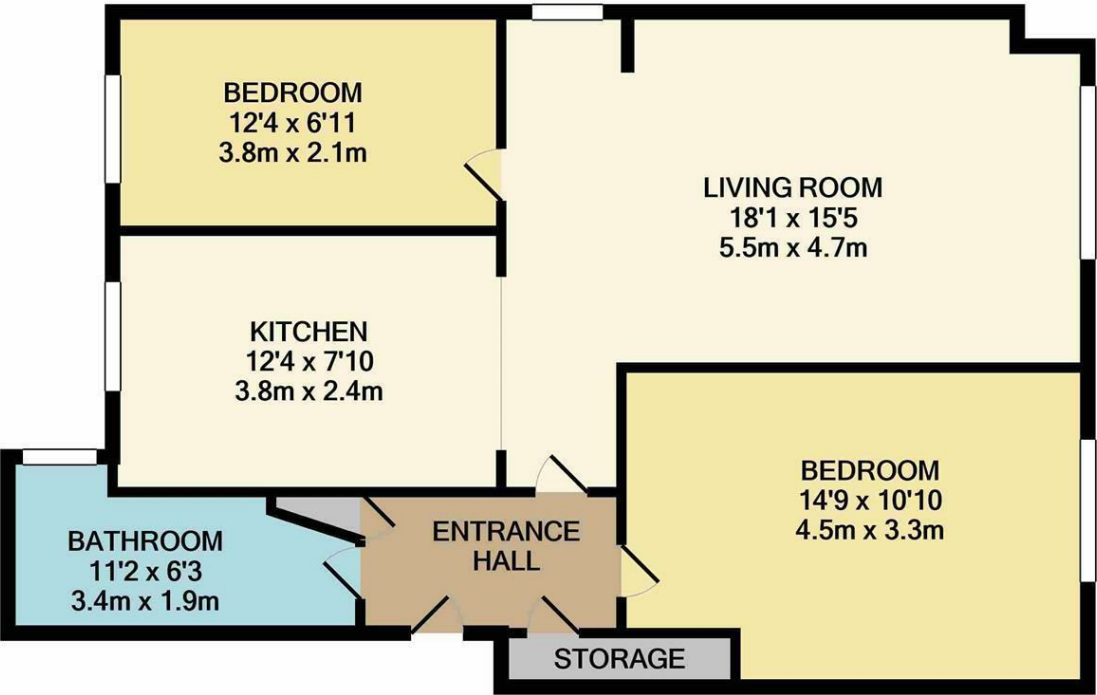
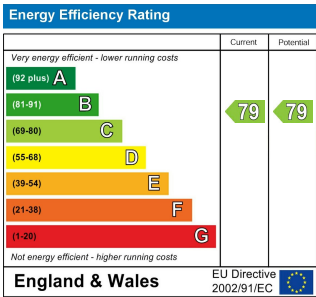




TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

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
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WOODFORD ROAD, SOUTH WOODFORD
Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Double Bedrooms
- Close to Snaresbrook & South Woodford Station
- First Floor
- Garage
- Long Lease
- Good decorative order
- Lift

A superlative two double bedroom apartment on the first floor of a purpose built development, all sat in a great position minutes from Snaresbrook Station. Everything's in excellent decorative order, with bright and generous living spaces, this is a secure, serene home ready for new people to make their own.

The development sits in neatly kept communal gardens surrounded by trees, perfect for picnics in summer, and a beautiful calming setting year round. Your apartment also comes with the gold dust addition of a separate garage, so no more worries about parking near home. Plenty of extra storage space too.

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IF YOU LIVED HERE...

You'll step into your entrance hall, note the storage to your right and step into your bathroom to the left. Fully tiled in white and red, it has a modern white suite with shower over the tub, and plenty of natural light. The next door takes you into the semi open plan living space, with the eighty five square foot kitchen to the left and 270 square foot lounge to the right. Your kitchen has an abundance of creamy white units and light grey metro tiled backsplashes.

The lounge has blonde engineered flooring underfoot, and two windows filled with greenery. Your first bedroom of seventy five square feet is past the kitchen on the left, with engineered flooring underfoot. Back through the entrance hall you'll find your second bedroom, close to 150 square foot of relaxing space with another soothing view of mature trees.

It's just half a mile to Snaresbrook Station for the Central Line, from where you can be at Liverpool Street in twenty minutes or Stratford for shopping at Westfield in just eight. If you're driving you'll find it's handy for the North Circular. Within ten minutes you can be exploring Epping Forest, meeting new feathered friends at Eagle Pond or boating on Hollow Ponds.

WHAT ELSE?

- Your new local is The Duke in Wanstead, a gorgeous chilled-out pub that does a splendid Sunday roast and offers discounts for hospitality workers.
- There's a long lease to give you peace of mind from the start.
- Once you're in and settled, why not go for some restorative yoga or pilates at Wellness Yoga Conscious school? Just ten minutes walk away.



"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 restaurant Sakura, and the award-winning Indian Grand Trunk Road.

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 SENIOR ADVISOR

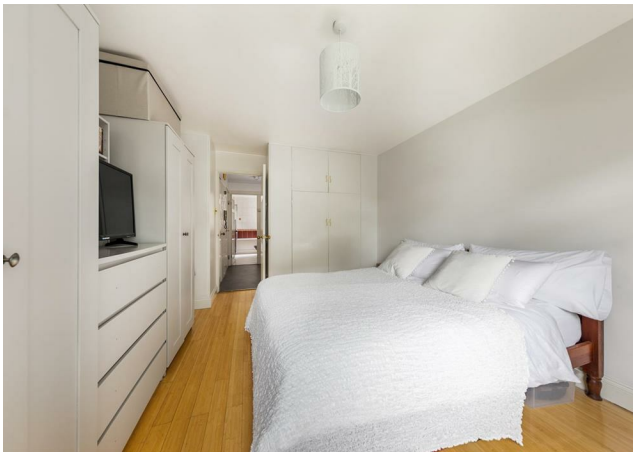
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Entrance hall

Storage

Bedroom
14'9" x 10'9"

Bathroom
11'1" x 6'2"

Living room
18'0" x 15'5"

Kitchen

12'5" x 7'10"

Bedroom

12'5" x 6'10"

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