

Lounge/Dining room
14'4" x 16'1"

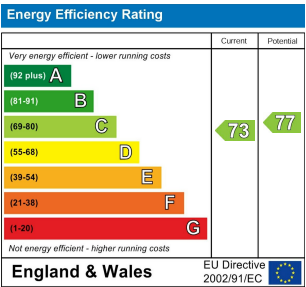
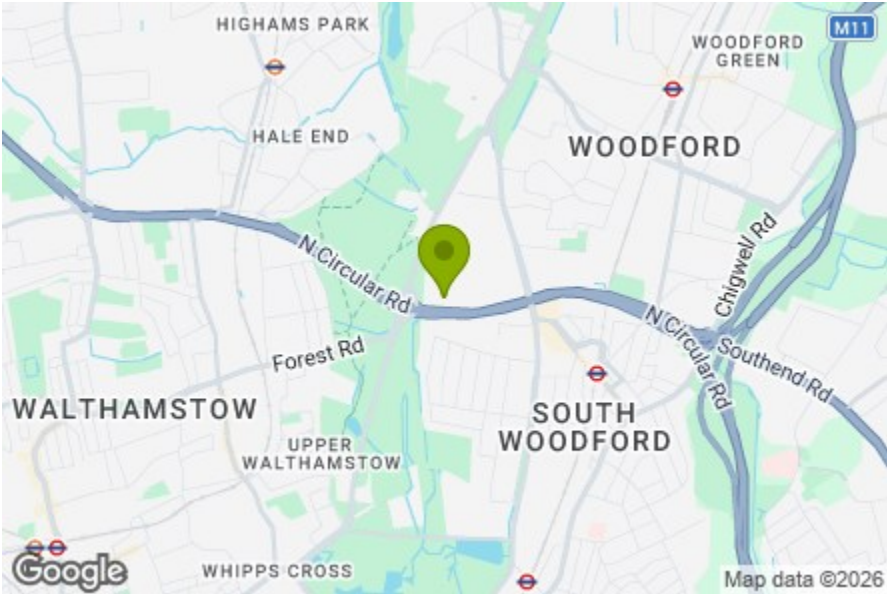
Kitchen
8'6" x 8'1"

Bedroom
9'8" x 11'5"

Bathroom
7'8" x 4'9"

Storage

Total Area: 49.0 m² ... 527 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.



WALPOLE ROAD, SOUTH WOODFORD

Offers In Excess Of £320,000 Leasehold
1 Bed Apartment - Conversion



Features:

- First Floor Flat
- Period Conversion
- One Bedroom
- Long Lease
- Spacious Living Room
- Close to George Lane
- 2min Walk to Epping Forest

A bright and colourful one bedroom, first floor apartment on the borders of Epping Forest and just a short stroll from South Woodford. Room sizes are generous throughout and you're nicely set back from your peaceful residential street.

The wild, wide open greenery of Epping Forest is just three minutes from your front door. The perfect escape from city life, great for morning jogs, evening strolls or exercising furry friends.

REQUEST A VIEWING
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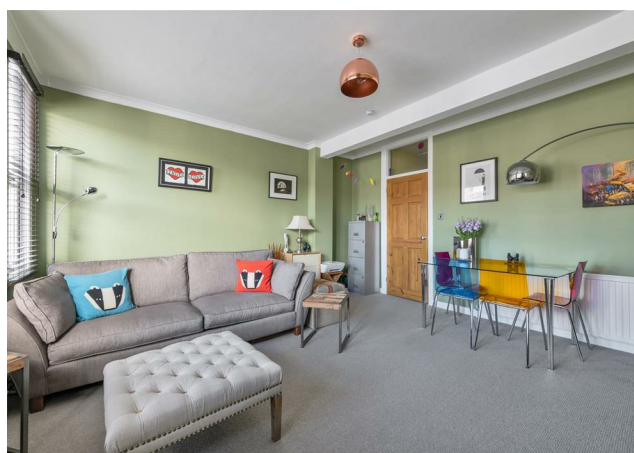
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IF YOU LIVED HERE...

You'll be proudly welcoming friends and family into your bright and substantial 220 square foot lounge. Walls are pristinely finished in characterful pastel mint green up to the original cornicing, and the pure white ceilings make the most of the light putting in through the large bay window and secondary sash. With so much square footage, you've plenty of room for dining and home working too.

Next door your kitchen's handsomely decked out in a smart pine suite, with dark metro tile splashbacks and burnt orange sash up to the ceiling. Your bedroom's similarly characterful in striking royal blue and plush carpet. Finally, your bathroom's simply finished in white, with large format slate effect vinyl underfoot, heated towel rail and a shower over the tub.

Outside you're just a half mile on foot from South Woodford's social hub of George Lane. Here you'll find shops, cafes and supermarkets for all your day to day needs, as well as a range of

bars, restaurants and gastropubs for evenings out. For film buffs the classic art deco Odeon cinema is right around the corner, and The George makes for a great new local.

WHAT ELSE?

- South Woodford station is fifteen minutes on foot and will get you straight to Liverpool Street in eighteen via the Central line.
- Your new lease is long enough not to cause you any renewal worries.
- Wanstead Village is ideally placed for a weekend excursion, around twenty five minutes walk for a range of independent cafes and gastropubs scattered amongst plentiful green spaces.



A WORD FROM THE OWNER...

"We have thoroughly loved our time living in this wonderfully spacious flat and it will be hard to leave. It's a cosy home in the winter (it warms up in minutes) and airy and bright in the summer - you could almost think you were in a holiday apartment. Situated on a quiet road with very little through-traffic, you can always find a parking space outside the flat.

Epping Forest is pretty much on the doorstep with Highams Park only a 30min stroll away and in another direction you can find Leyton Flats. It's been fantastic to have all that nature at our fingertips. Another real perk for us has been the short walk to the station and the ability to jump on the tube to be in Central London within 30mins. The location is really best of both worlds."

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