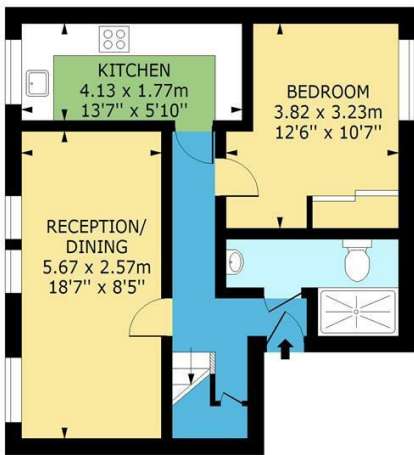
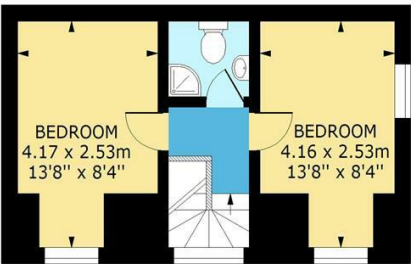


Cleveland Road, E18



FIRST FLOOR



SECOND FLOOR

Approx. Gross Internal Area 831 Sq Ft - 77.20 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 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. www.lpaplus.com



CLEVELAND ROAD, SOUTH WOODFORD
Offers In Excess Of £550,000 Share of Freehold
3 Bed Apartment - Conversion

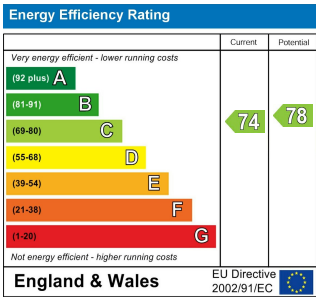


Features:

- Victorian Conversion
- Three double bedrooms
- Two bathrooms
- Prime location within South Woodford
- Shared driveway
- 5min walk to Underground Station
- Natural light
- Share of Freehold - 113 years remaining
- Service charge & ground rent - £520pa
- Council tax band B

An immaculate split-level three bed, two bathroom Victorian conversion in the heart of ever-popular South Woodford.

Light and airy, with the added benefit of off-street parking and just a five minute walk to the tube, this property is a real find.



E11, E7, E12 & E15
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E17 & E10
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0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

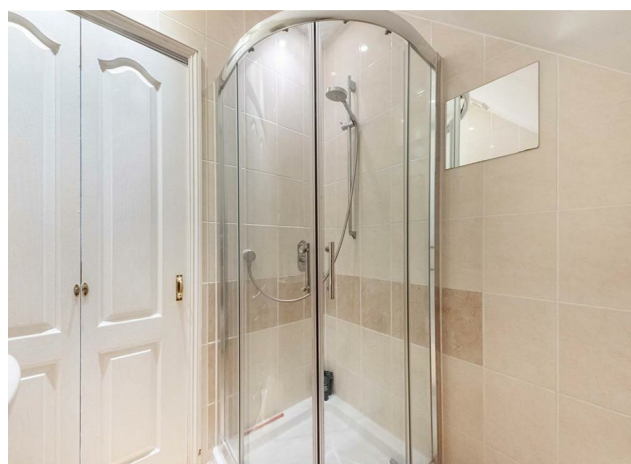
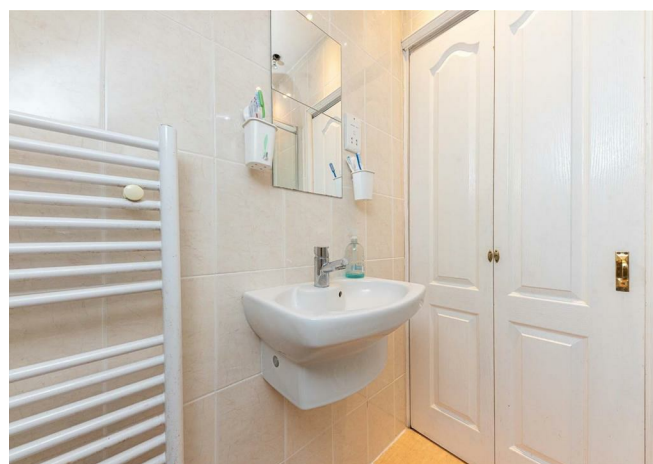
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IF YOU LIVED HERE:

You'll enjoy an apartment bathed in natural light with heaps of space and beautiful finishes. The lounge dining room features from three huge windows and engineered wood flooring. Tastefully decorated, it's a lovely relaxing space, perfect for settling in after a long day at work or gathering with family and friends.

The separate kitchen is clean and bright, decorated in a monochrome palate. You'll have a gas hob, expansive worktops and ample cupboards.

Each floor benefits from a bathroom, both with freestanding showers an accessed from the hallways making them both practical and convenient. The first floor bathroom has stunning herringbone tiled flooring, metro tiles and charming cabinets.

The master bedroom is beautifully finished with a carpet you can just sink into, modern double mirrored wardrobes and plantation shutters. The only bedroom on the first floor it's enjoys a perfect privacy and sunny south-easterly aspect.

A further two bedrooms are located on the second floor offering space for family, flatmates or a work from home office. Both are identically sized making the ideal for sharers or children. Cosy carpets add warmth to these spaces along with an eye-catching colour scheme.

WHAT ELSE:

- South Woodford is on the Central Line, just 30 minutes from Oxford Circus.
- All local entertainment venues are on your doorstep including the Odeon Cinema and a host of wonderful cafes, bars and restaurants.
- Marks and Spencer, Sainsbury's and Waitrose are all within walking distance
- Top independent school Snaresbrook Prep School is just around the corner.



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 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."

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Reception/Dining

18'7" x 8'5"

Kitchen

13'6" x 5'9"

Bedroom

12'6" x 10'7"

Shower room

Bedroom

13'8" x 8'3"

Shower room

Bedroom

13'7" x 8'3"



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