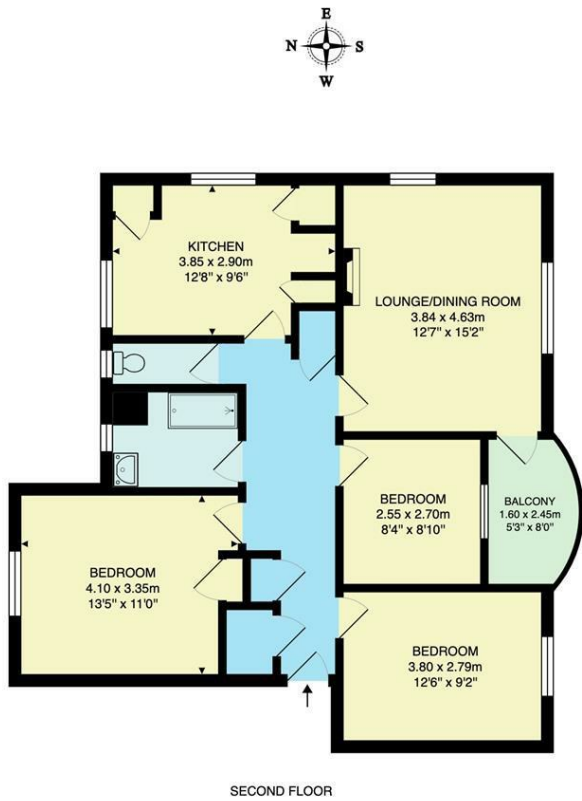
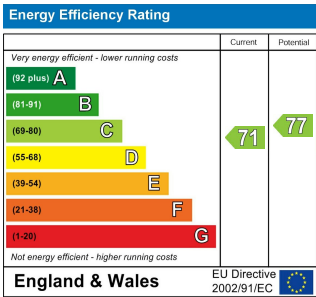




Total Area (Excluding Balcony): 80.4 m² ... 865 ft²

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.



CROFT LODGE CLOSE, WOODFORD GREEN

Offers In Excess Of £395,000 Leasehold

3 Bed Apartment - Purpose Built



Features:

- Three bedroom apartment
- 173 Year Lease
- Private balcony
- Wooden floors
- Modern kitchen
- Great storage options
- Moments from Woodford Station
- Chain Free

An elegantly appointed, bright and charming three bedroom balcony apartment, on the second floor of a handsome brick development sat among lush, flourishing grounds. All less than five minutes on foot from Woodford Central line tube station.

Your grounds really are something special. Lush green and generous with plenty of lawn and mature trees. It all makes for lovely views from your private balcony.

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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

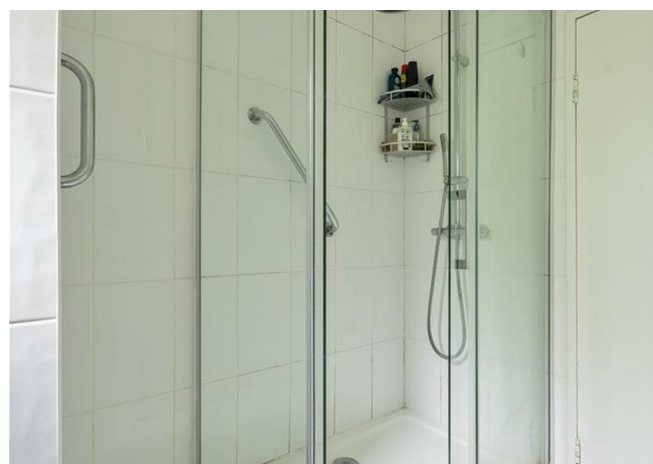
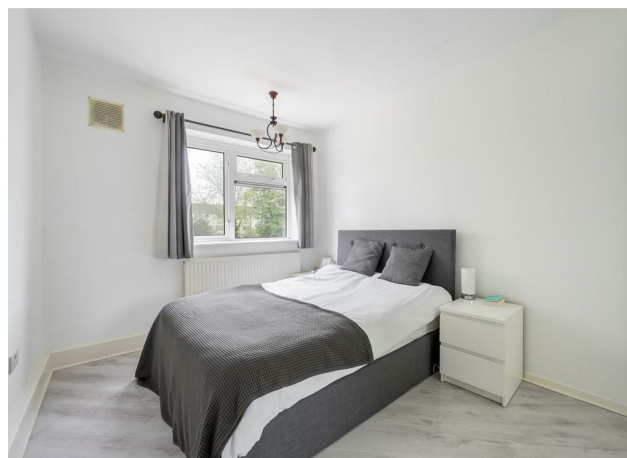
E8, E9, E5, N16, E3 & E2
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0203 325 7227

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IF YOU LIVED HERE...

Step inside and everything's arrayed off your welcoming central hallway, with plenty of incident space and extra storage. Your new home's undoubted high point is the 180 square foot lounge, dual aspect and bright with smoky grey engineered hardwood underfoot, a handsome hearth and mantel and access to your private balcony. Nicely sheltered and with expansive views over your grounds.

Across the hall your elegantly arranged kitchen continues that soft grey colour scheme with complementary floor tiling and worktops, plus a full suite of integrated appliances and a wealth of extra storage. Elsewhere, your three bedrooms are smart, similarly styled and generous, ranging from seventy five to 150 square feet. Finally your bathroom and WC are handily separated, with the former home to a sizeable, walk-in rainfall shower cubicle.

Outside and, as noted, you have Woodford station less than five minutes away on foot for twenty one minute direct runs to Liverpool Street via the Central line. That's a door to door City commute of well under half an hour, and if you're heading for the West End then Tottenham Court Road is just nine minutes further. If you're staying local you have some fine wining and dining options just half a mile way on foot, from Mezze on the Green to Millie & Carter steakhouse.

WHAT ELSE?

- The open green spaces of Woodford Green itself are just ten minutes away on foot, great for a morning run.
- The property is presented chain free, for that all important hassle free and speedy move.
- Your lush communal grounds are perfect for evening strolls and getting to know the neighbours.

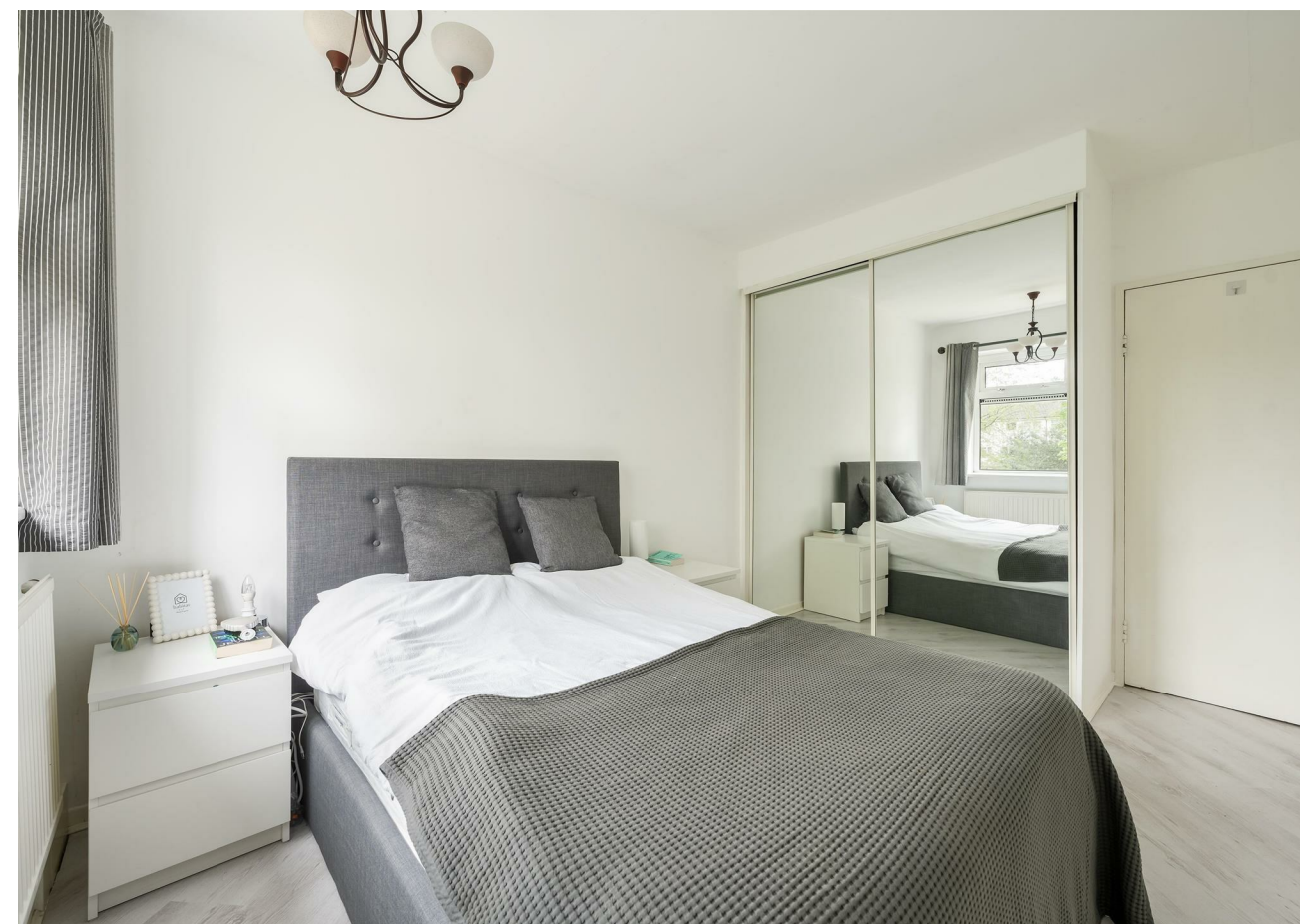


A WORD FROM THE OWNER...

"It is with a very heavy heart that we leave our wonderful home at Croft Lodge. The location is simply fantastic with the Broadway shops, restaurants, gym, library and central line all virtually on your doorstep. The flat itself has always felt very spacious and benefits from lots of natural light and excellent storage. We've been very happy here and hope the new owners will enjoy the friendly community feel of the area as much as we have."

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Bedroom
13'5" x 10'11"

Bathroom

WC

Kitchen
12'7" x 9'6"

Lounge/Dining Room
12'7" x 15'2"



Bedroom
8'4" x 8'10"

Bedroom
12'5" x 9'1"

Balcony
5'2" x 8'0"



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