

Reception Room
12'11" x 13'10"

Kitchen
5'5" x 13'10"

Bathroom
5'3" x 7'8"

Bedroom
9'10" x 10'11"



LYNWOOD CLOSE, SOUTHWOODFORD

Offers In Excess Of £260,000 Leasehold
1 Bed Flat

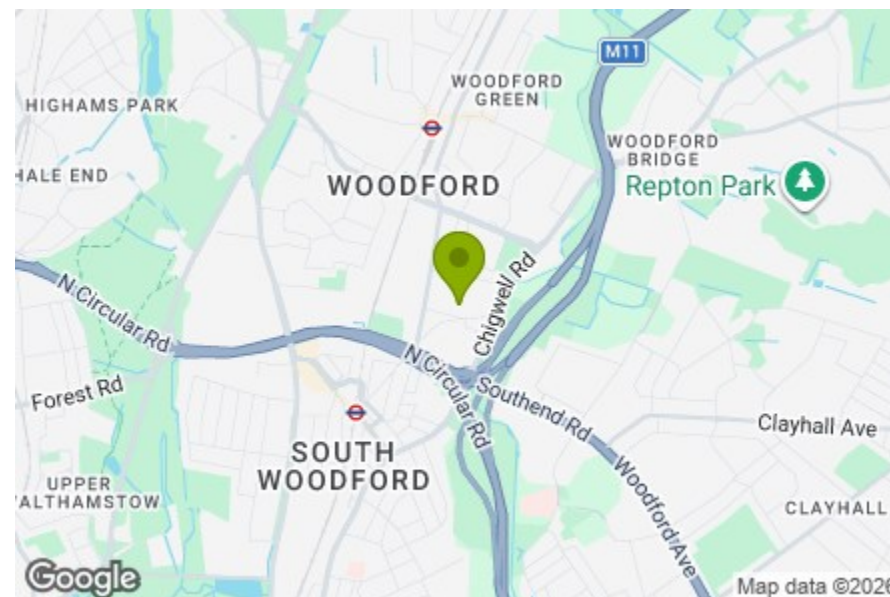


Features:

- One Bedroom Apartment
- Top Floor
- Large Windows- Bright & Airy
- Storage Cupboard & New Boiler
- Well Maintained Communal Gardens
- Quiet Residential Turning
- Modest Service Charges
- Walking Distance to South Woodford Station
- Close to Elmhurst Gardens
- Chain Free

Situated on the top floor of a smart, purpose-built development on a quiet turning in a leafy part of E18, this sleekly finished one-bedroom apartment enjoys plenty of natural light and excellent storage, as well as a separate kitchen and reception room, and access to well-maintained communal gardens.

Perfectly positioned between Epping Forest, Roding Valley and Elmhurst Gardens, the property is just a short hop from South Woodford's excellent amenities and transport links. The modest service charge and chain-free status are two additional bonuses.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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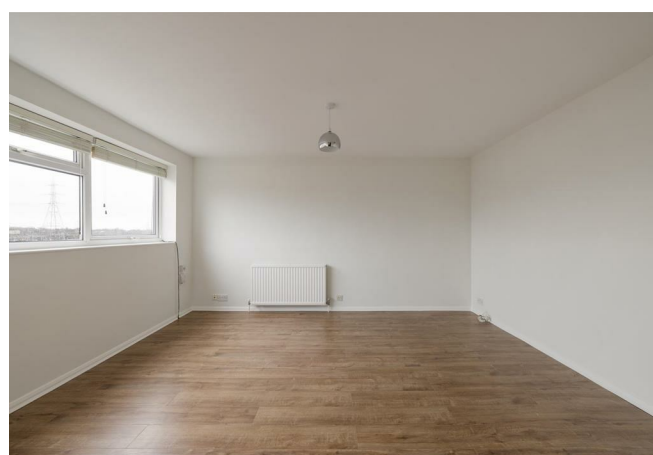
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0203 3691818



IF YOU LIVED HERE...

Thanks to the exceptional finish, this is a home you can enjoy from day one.

The bright reception room is presented in a pristine neutral palette and benefits from plenty of natural light through the generous window. The separate kitchen also enjoys the flow of light and is fitted with modern, stylish units and integrated appliances. The bedroom continues the immaculate décor, with soft carpeting underfoot and plenty of daylight. The contemporary bathroom features sleek fittings, while the hallway provides built-in storage for added convenience.

Beyond the apartment, you'll enjoy well-maintained communal gardens as well as plenty of nearby greenery, including Elmhurst Gardens, Epping Forest, and Roding Valley, all lovely in different ways.

Nearby you'll also find some excellent eateries, including Italian

Nino's and dining hot spot Jones & Son. You've got a brilliant selection of supermarkets too, including a Waitrose and M&S in South Woodford, and the area even has its own cinema.

South Woodford station is 0.7 miles away. From here the Central line can take you to Liverpool Street in around 20 mins. Drivers can be on the North Circular in just a few minutes.

WHAT ELSE?

-Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.

- Stansted Airport is around half an hour door-to-door, handy for jet-setters.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild or Palaeete - both strolling distance.



A WORD FROM THE EXPERT..

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens tennis courts are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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