

Total Area: 72.7 m² ... 783 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.

Kitchen/ Lounge/ Diner
17'9" x 14'6"

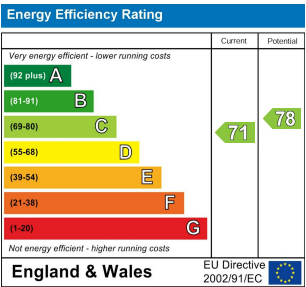
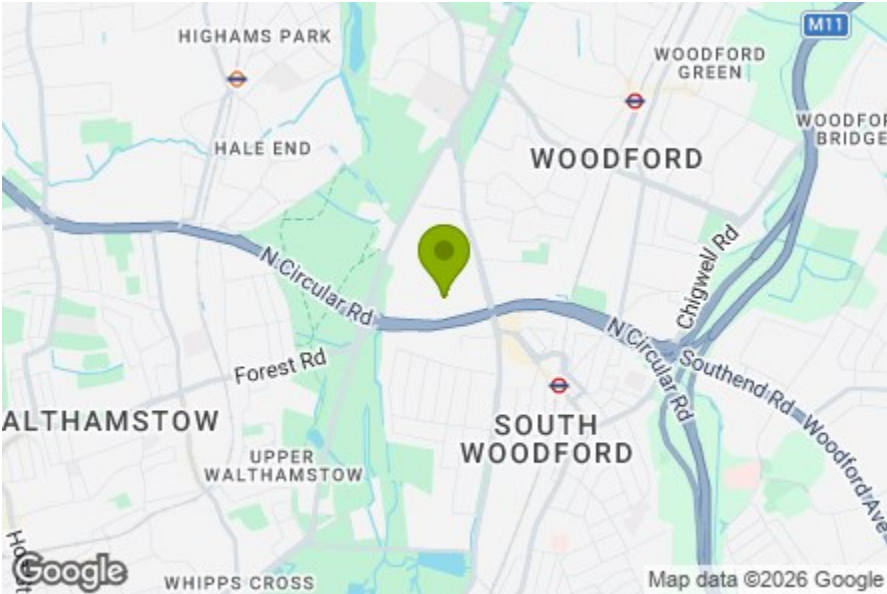
Bedroom
11'7" x 11'10"

WC

Bathroom

Bedroom
8'11" x 7'10"

Bedroom
11'9" x 10'7"



MALMESBURY ROAD, SOUTH WOODFORD

Offers In Excess Of £425,000 Freehold
3 Bed Apartment - Conversion



Features:

- First Floor Period Conversion
- Freehold
- Three Comfortable Bedrooms
- Modern Kitchen Diner
- End Terrace
- High Ceilings & Large Windows
- Short Walk To Station & Epping Forest
- Chain Free

This spacious three-bedroom period conversion sits on the first floor of an end-of-terrace property, offering 783 ft² of well-arranged living space. Positioned right on the edge of Epping Forest, it combines a peaceful, leafy setting with the convenience of South Woodford's shops, restaurants, and excellent transport links—all just less than 10 mins walk away.

Inside, you'll find a bright open-plan kitchen and reception area, a separate WC and bathroom, and generously high ceilings that add to the overall sense of space. Offered freehold and with no onward chain, it's a straightforward move-in-ready home, giving you the flexibility to make it your own without delay.

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IF YOU LIVED HERE..

Set behind a private paved front, this home has been thoughtfully designed to make the most of every inch. Pale, neutral tones and a smart layout give the whole space a bright, open feel from the moment you step inside.

The heart of the home is the generous kitchen/living/dining area, measuring 249.66 ft²—plenty of space whether you're relaxing, hosting friends, or cooking up a meal. The L-shaped kitchen features sleek taupe gloss cabinets, a large-scale white tiled splashback, and integrated appliances for a clean, modern finish. Natural light pours in from a large bay window at the front and an additional side window, while engineered wood flooring runs throughout, adding warmth and flow. Being west-facing, the room is bathed in afternoon and evening sun, - perfect for laid-back lunches or a quiet wind-down at the end of the day.

Next, you'll find the first of three bedrooms—a comfortable double (129.99 ft²) with soft, neutral carpet and a window overlooking the side return.

Further along the hallway are the separate WC and bathroom—both finished in white with matching suites and windows to keep things fresh and well-ventilated. The bathroom also features a bath with a glazed shower screen and a vanity unit with built-in storage.

The second double bedroom sits at the back of the home and catches the morning light from its east-facing position. It overlooks a backdrop of leafy gardens, giving it a peaceful, green outlook.

The third bedroom (78.81 ft²) is a flexible space—ideal as a home office, nursery, guest room, or dressing area, depending on what suits your lifestyle.

WHAT ELSE?

- Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Splash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George.
- Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema
- For shopping, George Lane is lined with boutique stores and essential services, while Waitrose and Sainsbury's cater to everyday needs as well as a monthly farmer's market.
- Outdoor enthusiasts can enjoy the nearby Epping Forest, a mere 5-minute walk away for leisurely walks and cycling, as well as Roding Valley Park for riverside strolls.
- South Woodford station (Central Line) is just a short walk away, providing incredibly easy access to the City and West End (18 mins to Liverpool St or 27 mins to Oxford Circus)



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."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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