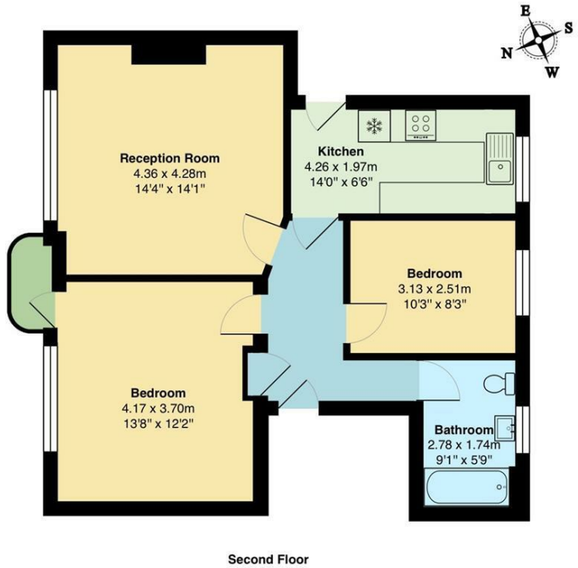


Second Floor

Total Area: 63.7 m² ... 686 ft²

All measurements are approximate and for display purposes only.

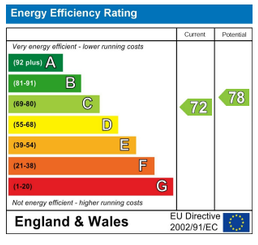
Reception Room
14'4" x 14'1"

Kitchen
14'0" x 6'6"

Bedroom
13'8" x 12'2"

Bedroom
10'3" x 8'3"

Bathroom
9'1" x 5'9"



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WOODFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £425,000 Share of Freehold
2 Bed Flat

Features:

- Two Bedroom Refurbished Apartment
- Balcony With Master Bedroom & Lounge Access
- Share Of Freehold
- Parking Space With Scope For Garage Build
- Large Well Stocked Communal Gardens
- High Quality Wren Kitchen & Newly Fitted Bathroom
- Large Windows & Plenty Of Storage
- Easy Access To Wanstead High Street & Snaresbrook Tube

Situated on the second floor of a well-maintained purpose-built block, this bright and generously sized two-bedroom apartment offers stylish, comfortable living just moments from Eagle Pond and Epping Forest. The property features smart modern decor, large windows and ample storage. Plus a newly fitted kitchen and bathroom, spacious reception room with balcony access, beautifully kept communal gardens and on-site private parking with scope for garage build.

Enjoy the best of both worlds with easy access to nature and the amenities of nearby Wanstead High Street, known for its popular pubs, restaurants, and independent shops. Snaresbrook Station is just five minutes' walk away, providing fast links to the City via the Central Line.

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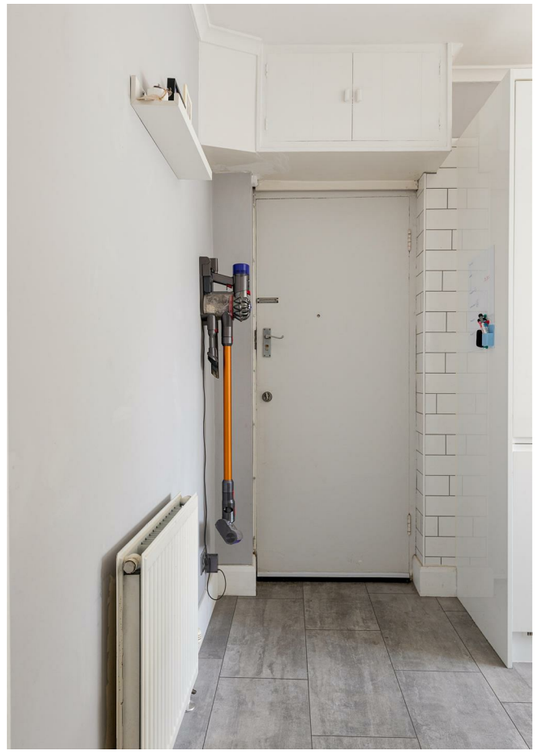

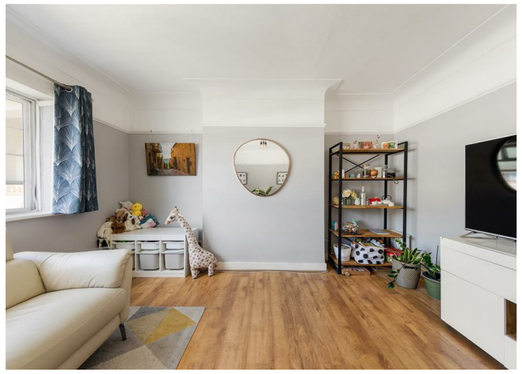

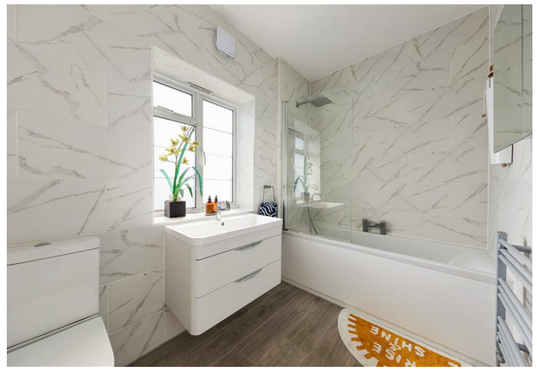

IF YOU LIVED HERE...

With nearly 700 sq ft of internal space, this bright and airy two-bedroom apartment offers room to truly spread out. The neutral decor and generous windows give the reception a welcoming, open feel—ideal for both working from home and relaxing. The separate kitchen, recently refitted to a high standard by Wren, adds everyday convenience with style.

Both bedrooms are well-proportioned and stylish, with the master offering direct access to the balcony. The bathroom is also a good size and has been sleekly updated with modern fittings.

Beyond the peaceful communal gardens, Wanstead awaits. Just a short walk away, you'll find horse riding, farmers' markets, leafy parks and cosy pubs—giving the area its charming, village-like atmosphere. Yet Central London is just over 15 minutes away via the Central line from nearby Snaresbrook station, a five minute walk from your door.

There's no shortage of local favourites: La Bakerie is perfect for coffee on work-from-home days, while Provender and the Cardamom Room offer excellent dining options. Craving takeaway? Tiffin Tin and Luppolo Pizza are top picks across the neighbourhood.

You're also close to South Woodford's wider amenities, including M&S, Waitrose and a large Odeon cinema, with Leytonstone and Walthamstow within easy reach too.

WHAT ELSE?
- Fancy a tipple with a view? The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is an 18 minute stroll over Hollow Ponds and the perfect place to watch the sun go down with a drink.
- Drivers, already pleased about the garage and off-street parking, will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within independent Forest School but accessible by the public via membership.

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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 MANAGER

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