

Kitchen/Lounge/Diner  
19'2" x 20'1"

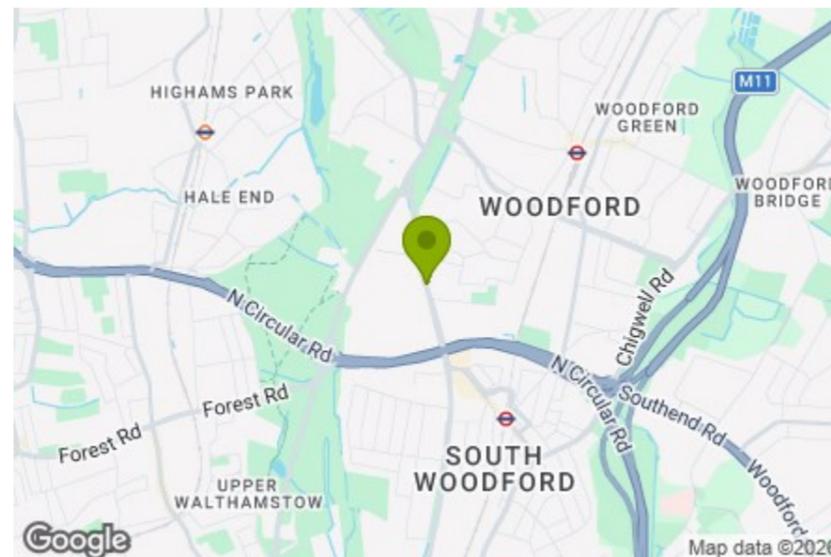
Bedroom  
8'3" x 13'1"

Bedroom  
11'3" x 11'7"

Bathroom  
5'11" x 6'11"

Total Area: 57.7 m<sup>2</sup> ... 622 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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	



## HIGH ROAD, WOODFORD GREEN

Offers In The Region Of £300,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Well Presented
- Designated Underground Parking
- Short Walking Distance to South Woodford Station
- Easy Access to Epping Forest
- Modern Apartment
- Open Plan Kitchen-Living Room
- Communal Roof Terrace

This contemporary apartment brings together modern design and everyday comfort, offering a setting that feels both stylish and welcoming. At its heart is a spacious open-plan kitchen and living room, a versatile area ideal for relaxation or gathering with friends. Two generously sized bedrooms enhance the layout, bringing balance and ease throughout. Residents also benefit from secure designated underground parking, a rare advantage in this family friendly location. With South Woodford Station within easy reach and the wide green expanse of Epping Forest close by, the home offers a seamless blend of convenience and lifestyle.

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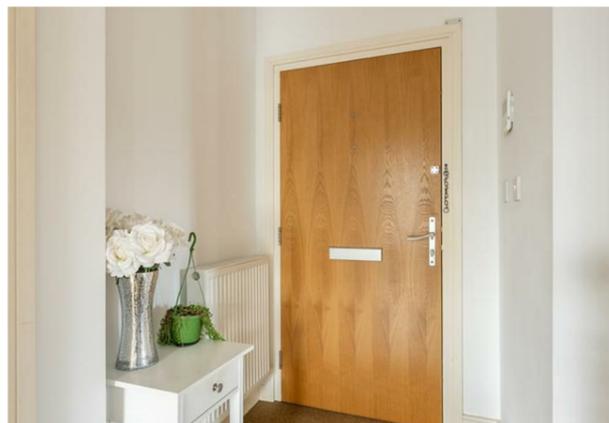
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#### IF YOU LIVED HERE...

Set on the second floor, this well-arranged apartment offers a thoughtful layout and a welcoming sense of space throughout. The hallway introduces the interiors with its bright finish and warm flooring, while two built-in cupboards provide useful storage and keep the area feeling uncluttered. An open-plan reception forms the heart of the home, generously proportioned and bathed in natural light from a line of windows. Wooden flooring runs seamlessly through the space, creating harmony between the living, dining, and kitchen areas. With its clean finishes and simple design, this room lends itself equally well to quiet evenings or lively gatherings. Both bedrooms are comfortably sized and thoughtfully presented. The first is bright and inviting, with a large window drawing in the light and soft carpeting underfoot, making it ideal for rest or study. The second enjoys two windows, further enhancing the airy atmosphere, while mirrored wardrobes add to the sense of space with a refined, streamlined finish. Continuing the calm, neutral theme, the bathroom is styled with tiled walls and floors for a cohesive look. A large mirror broadens the feel of the room, and the bath with overhead shower offers a relaxing place to unwind. Secure underground parking completes the picture, offering sheltered spaces and easy access for residents. Altogether, this apartment combines comfort with a contemporary edge, creating a bright and balanced living environment.

Surrounding the home is a leafy and sought-after part of East London, where a strong sense of community is matched by tree-lined streets and handsome period homes. This village-like atmosphere is enriched by a varied mix of shops, cafés, and everyday amenities, all adding to the area's welcoming character. A gentle stroll leads to George Lane, where a lively collection of boutiques, restaurants, and inviting pubs comes together to form a vibrant hub for shopping and socialising. Local favourites include Bobo & Wild, perfect for coffee or brunch, while The George Woodford offers a relaxed setting for an evening out. Close by, the Odeon Cinema provides entertainment on the doorstep, and the vast expanse of Epping Forest opens up miles of walking trails, cycling routes, and green stretches to discover, creating an ideal retreat into nature.

#### WHAT ELSE?

Family friendly location within a great school catchment area. Ideal for working professionals with South Woodford Station just a 15-minute walk, offering fast Central line services straight into central London. In addition, regular bus routes run through the area, providing easy links to surrounding neighbourhoods including Woodford, Wanstead, and Walthamstow. Whether commuting for work or exploring the local area, the excellent transport connections make travel both convenient and reliable.



#### A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON  
E18 ASSISTANT BRANCH MANAGER

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