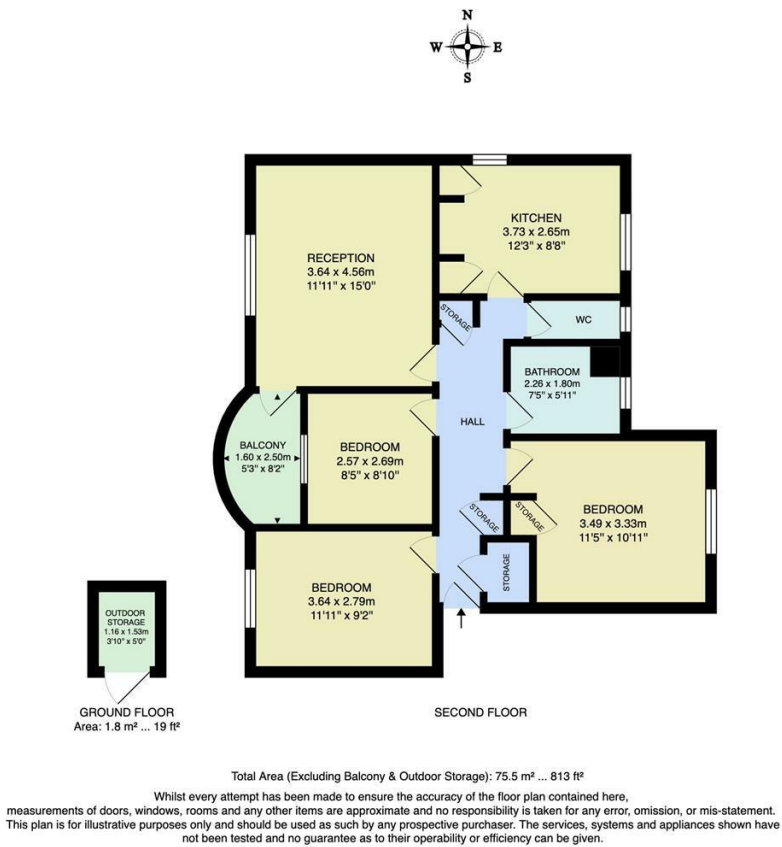




Bedroom
11'11" x 9'1"

Bedroom
8'5" x 8'9"

Balcony
5'2" x 8'2"

Reception
11'11" x 14'11"

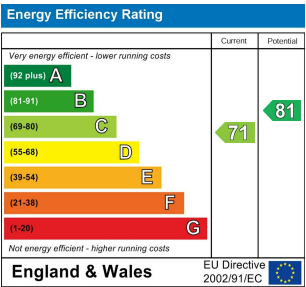
Kitchen
12'2" x 8'8"

WC

Bathroom
7'4" x 5'10"

Bedroom
11'5" x 10'11"

Outdoor Storage
3'9" x 5'0"



PRIORY CLOSE, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Second Floor Apartment
- Three Bedrooms
- Bathroom + WC
- Ample Storage Options
- Close to Green Spaces
- 5min Walk to George Lane's Amenities
- Private West Facing Balcony
- Great Natural Light
- Catchment for Churchfields Primary School
- Communal Gardens

This bright and spacious three-bedroom apartment occupies a quiet position in a leafy part of London, just a few minutes from the ancient woodlands of Epping Forest. As well as the immaculate finish, it benefits from ample storage, a separate bathroom and WC, a west-facing balcony, communal gardens and, of course, a fantastic location...

South Woodford station is just 14 minutes on foot, so you have easy access to the city via the Central line, but there are some brilliant amenities in the local area so you'll want to stick around as much as possible.

REQUEST A VIEWING
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E11, E7, E12 & E15
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0203 397 2222

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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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IF YOU LIVED HERE...

Thanks to your second floor positioning, you'll love the tranquility that comes with the sky views. As well as being energy efficient, the lofty height also ensures plenty of natural light, something you'll really appreciate in your spacious reception room, where you'll also find smart decor and gorgeous wood flooring. The separate kitchen has a bright and bold colour palette which contrasts nicely with the glossy tiles, and there's plenty of storage space within the smart units. The bedrooms are all bright and immaculate, as is the bathroom, with an over tub- shower and modern tiling. The separate WC will be extra convenient, as well the outside storage area, not to mention all the cupboard space inside.

Beyond your home, you'll love how this whole area balances rural charm with urban buzz. You'll enjoy being able to stroll the eight minutes to Lokkum, your local lively Turkish fusion restaurant. Down in South Woodford, you've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere ten minute walk away from your home, as is Gail's bakery for any caffeine and cake needs. Be sure to mark your calendar for every third Sunday of the month, too, when the South

Woodford farmers market is held.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only around 45 mins from the centre of the capital.

WHAT ELSE?

- What, you want even more green space? How about Roding Valley Park, home to a glorious nature reserve full of wildlife - all around a mile from your door.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, including Churchfields Primary School.
- Your new local? How about the Railway Bell. It's only a 17 minute stroll, plus it has friendly staff, a great selection of ales and a lovely beer garden.



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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