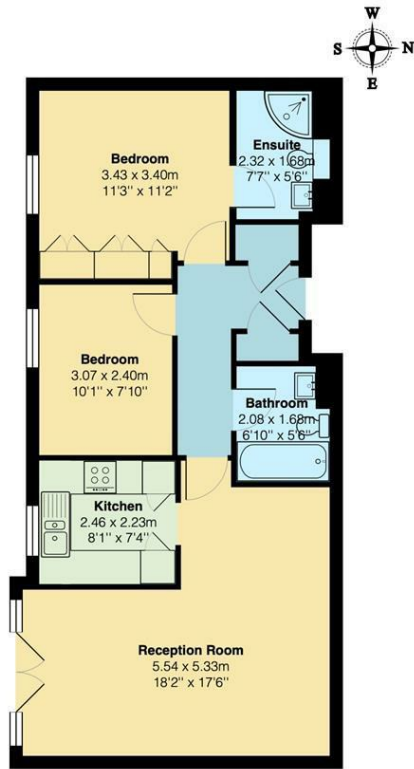
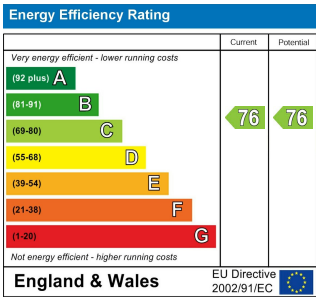
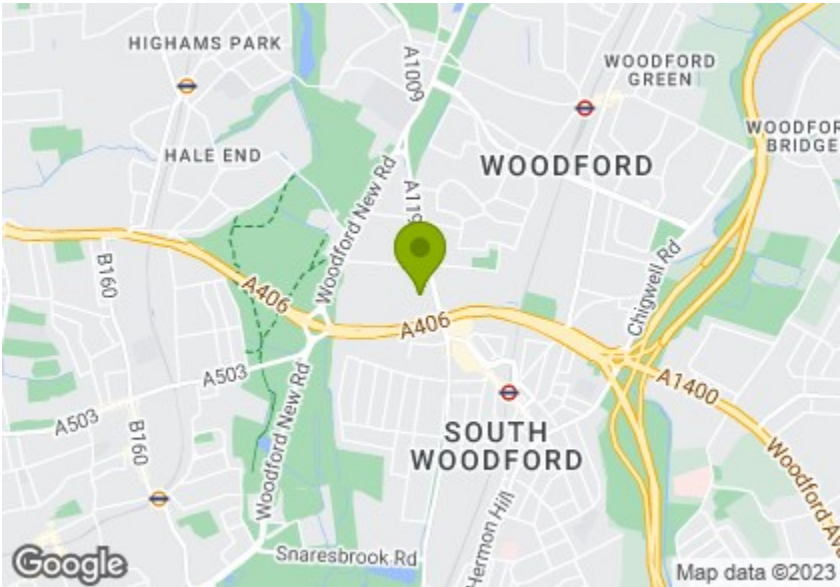




Ground Floor

Total Area: 62.2 m² ... 670 ft²

All measurements are approximate and for display purposes only.



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Garage & Parking Space
- Ground Floor With Private Patio
- Gated Development
- Two Bathrooms
- Long Lease - 163 Years
- Immaculate Condition Throughout
- Chain Free

A smartly appointed, naturally bright two bedroom, twin bathroom apartment, sat on the ground floor of a handsome, gated development. It's all just a short stroll from Woodford's social hub of George Lane, and South Woodford tube station.

Your handsome brick development sits among private, elegantly landscaped grounds and you have your own secluded patio, just off the lounge.

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IF YOU LIVED HERE...

You'll be enjoying classic London apartment living, with sweeping, gated grounds, private parking and plenty of greenery. Inside you have almost 700 square feet of space, including twin bathrooms. Your lounge is a huge 230 square feet and full of natural light thanks to the French doors opening on to your patio. Step out here to relax among lush, mature greenery.

Back inside and your principal bedroom's a substantial 120 square feet, with integrated floor to ceiling wardrobes matching the hardwood floors and a sparkling, boutique en suite shower room. Your similarly-styled family bathroom is down the hall while bedroom two, another bright double, is just next door. Finally your kitchen, laid open to the lounge and well appointed with pine cabinets and integrated appliances.

Outside and, should you ever tire of taking a walk around the substantial gated grounds, the vast greenery of Epping Forest is less than ten minutes away on foot. Here you can explore the woodlands and greenery for miles. Alternatively, closer still in the other direction is George Lane, South Woodford's social hub and

home to a fine choice of cafes, bars and restaurants, plus supermarkets, the Odeon cinema, and other amenities.

WHAT ELSE?

- South Woodford station is just a half mile on foot, for speedy direct central connections to the City and West End.
- Grand Trunk Road, perhaps Woodford's favourite Indian restaurant (hailed Best Indian Restaurant in London by the Asian Curry Awards) is just three minutes' walk anytime you want to tantalise your tastebuds.
- You have your own private garage on site, and drivers can be on the North Circular in around five minutes.



A WORD FROM THE OWNER...

"I have lived in South Woodford for almost 20 years. It's a lovely place to live with everything you need and want, quite literally on your doorstep. The high street has lots of places to eat with independent coffee shops and restaurants. There's big name supermarkets, Odeon Cinema and the Central tube line, all within a short walking distance. The tube can get you into Central London quickly. Rectory Court development is very well situated off the High Road behind electronic security gates. Very convenient and with your own parking space and also a garage. My apartment is at the back of the development with French windows opening out onto the communal gardens. It's in a very good quiet position with a small patio for relaxing on. I have lived very happily here for all these years and I'll miss the place and lovely neighbours. "

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Reception Room
18'2" x 17'5"

Kitchen
8'0" x 7'3"

Bathroom
6'9" x 5'6"

Bedroom
10'0" x 7'10"

Bedroom
11'3" x 11'1"

Ensuite
7'7" x 5'6"



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