

Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Bedroom  
14'2" x 9'0"

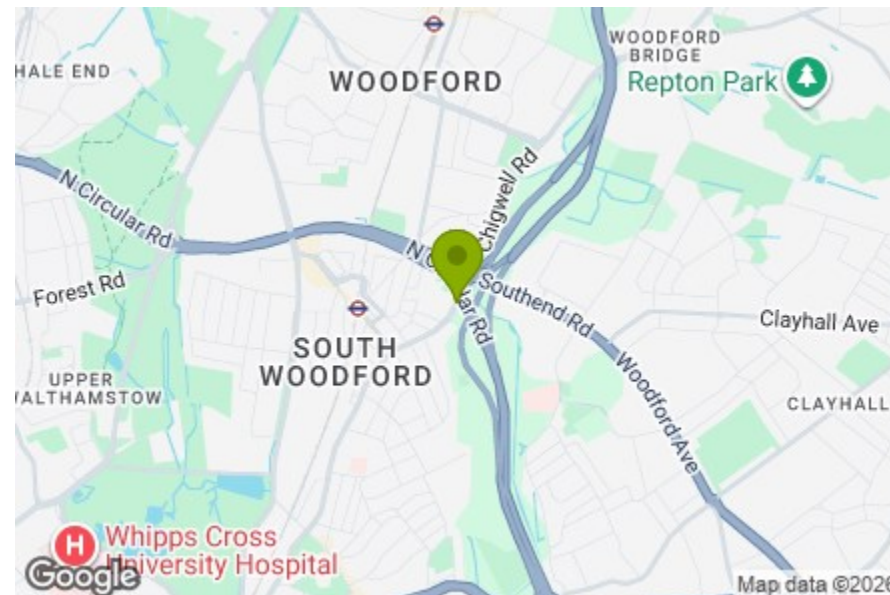
Bedroom  
11'3" x 12'9"

Ensuite  
7'0" x 4'11"

Bathroom  
7'1" x 6'6"

Kitchen / Dining / Reception Room  
17'10" x 20'4"

Balcony  
18'6" x 4'6"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(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

## CHIGWELL ROAD, SOUTH WOODFORD

Guide Price £375,000 Leasehold  
2 Bed Apartment



### Features:

- Modern Two Bedroom Apartment
- Two Bathrooms
- Gated Allocated Parking
- Large Private Balcony
- Open Plan Kitchen/Diner
- Lift Access
- Communal Gardens with Kids Playground & Roof Terrace
- Opposite Roding Valley Park & Close to Tube Station

Guide Price £375,000 - £400,000. Set in sought-after South Woodford, this bright and modern two-bedroom apartment is packed with highlights, from the private balcony, communal gardens, roof terrace and gated parking to the open plan kitchen/reception, pair of bathrooms, lift access and immaculate decor.

As for location, as well as being opposite the much-loved Roding Valley Park, you've got South Woodford's excellent amenities on your doorstep, including the fantastic transport links.

REQUEST A VIEWING  
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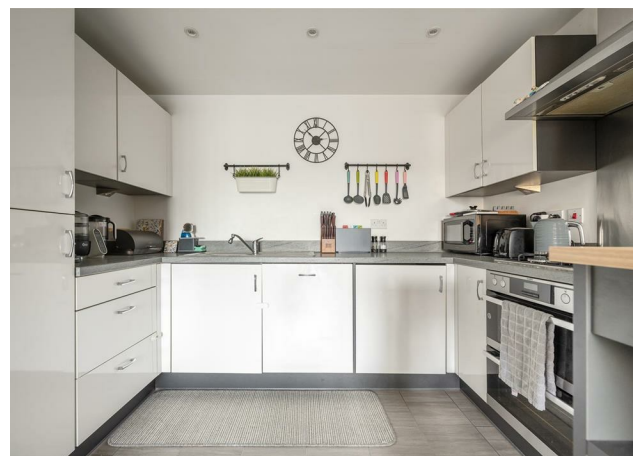
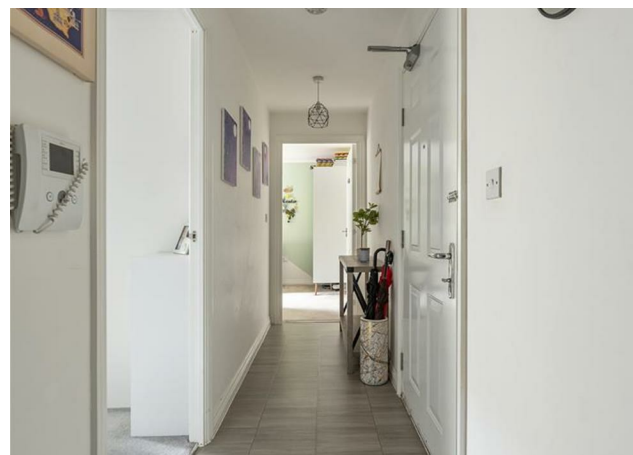
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#### IF YOU LIVED HERE...

You'll immediately appreciate how this whole development has been designed with modern living in mind, and you'll quickly become accustomed to the convenient features such as the gated allocated parking and lift access.

Inside your 802 square foot home, the open plan kitchen/living room is bursting with natural light, with smart flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has stylish units and contemporary appliances, so entertaining will be top of the list when you settle in.

The two double bedrooms are both just as plush. One has in-built storage and an ensuite, and there's another smart bathroom in the mix, just as sleek and contemporary. The spacious hallway offers in-built storage too.

The spacious balcony will be fantastically handy during warmer months. You'll also enjoy making the most of the communal gardens and roof terrace.

Beyond, you'll find the vast green space of Roding Valley Park mere metres away. In contrast to all this nature, you've got the amenities of George Lane right on your doorstep... In this area you'll find delis, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Odeon cinema.

As for getting further afield, South Woodford station is under 10 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Certainly a speedy commute by London standards!

#### WHAT ELSE?

- Make the Railway Bell your new local - it's only a ten minute stroll away after all, plus it has friendly staff and a great selection of food and drink.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers' market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.
- How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking.



#### A WORD FROM THE OWNER...

"As a five year veteran of the area, the benefits of living in South Woodford are easy to list - the transport links for both the London Underground and car; the easily accessible high streets of South Woodford and Wanstead; the plethora of coffee, dining and entertainment options; and, the choice of supermarkets and independent shops (and schools, although we never needed them) - however, it is the peacefulness of the flat which most astonished us. As a couple who both enjoy the pleasures of a coffee coupled with a country walk and everything London-life has to offer, this flat has been the perfect home for us, so we hope it continues as that for someone new."

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