



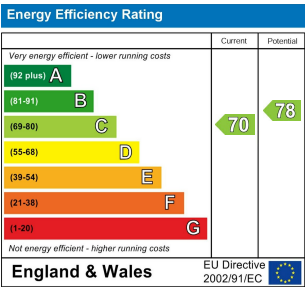
Reception Room
15'3" x 13'4"

Bedroom
9'8" x 11'2"

Kitchen / Diner
9'6" x 14'7"

Bathroom
6'3" x 6'2"

Garden
approx. 32'9"



PRIMROSE ROAD, SOUTH WOODFORD

Offers In Excess Of £365,000 Leasehold
1 Bed Apartment



Features:

- Victorian Conversion
- First Floor Flat
- One Bedroom
- Private Garden
- Large Living Space
- Spacious Eat-in Kitchen
- 2mins to South Woodford Station
- Close to Amenities
- Well Presented

A sleekly unique one bedroom first floor apartment with a landscaped, south-east-facing private garden. You're nestled on a Victorian mid terrace here, mere steps away from all the amenities and greenery South Woodford has to offer.

Just a two minute walk from your tree-lined street is South Woodford tube station. From here you can be in Stratford in ten minutes and Liverpool Street in twenty. Those who drive can be on both the North Circular and M11 in a couple of minutes.

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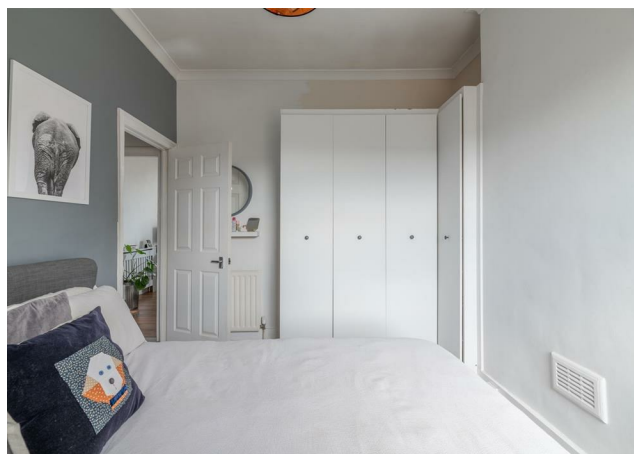
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REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

You'll love the sublime interior design on show at every turn. Let's start in your 205 square foot lounge, where a bay window frames leafy street views, a cast iron vintage fireplace sits in a Persian green chimney breast and original cornicing flows overhead. There's also plenty of space for home working. Next door is your bedroom - 110 square feet with a pewter grey statement wall, cosy carpeting and a garden view.

Continue through and next up is the dual aspect kitchen/diner. In here a smart suite of beech cabinets complement grey countertops and backslashes, while the dining area's overlit by a constellation of recessed spot lighting. The interior's completed by your sandstone-clad bathroom with a shower over the tub, while through the rear door wooden steps lead down to your south-east-facing garden. Thirty foot long, here a raised deck gives way to a lawn flanked by rosemary-infused beds and on to an idyllic ivy-strewn al fresco seating area.

Outside and all the attractions of South Woodford are gathered on your doorstep. From the 1930s Art Deco Odeon cinema, to an array of superb restaurants, cafes and fine pubs, there's plenty to choose from. Or if you fancy immersing yourself in nature then follow the River Roding footpath south all the way down to Wanstead Park to take in the wild bluebells, swans and watery views from Wanstead Tea Hut.

WHAT ELSE?

- The Railway Bell's a fine contender for your new local, or head to Noir for authentic Indian fare and a lounge spread across three storeys.
- If you're catching up with friends then Tipi Coffee Co on George Lane's the place to brunch. Their Eggs Florentine and Farmers Hash Benny will set you up for the day. Five minutes' walk from your front door.
- Fitness goals are easily hit here. Choose from Evolve18, Boxx, Wellness Workout and Air Yoga. There's even a gym at the library.



A WORD FROM THE OWNER...

"We have loved living on Primrose Road, we've been fortunate to have lovely neighbours on every side and the street has real community spirit. The flat has been the perfect first home, lots of natural light flooding into the lounge and the direct access to our private garden being the best parts. For a terraced property in such a great location it really is so peaceful here. South Woodford has so much to offer from great local restaurants and cafes (Tipi, Bread & Oregano and Cucina Bettina being our personal favourites) to drinks at the local pub and classes at Boxx gym. We will really miss living here!"

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