



Bedroom
13'9" x 11'1"

Kitchen / Lounge / Diner
19'8" x 19'1"

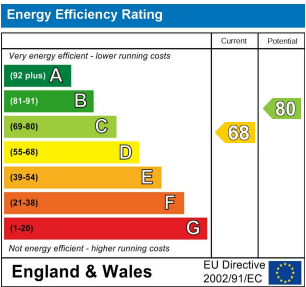
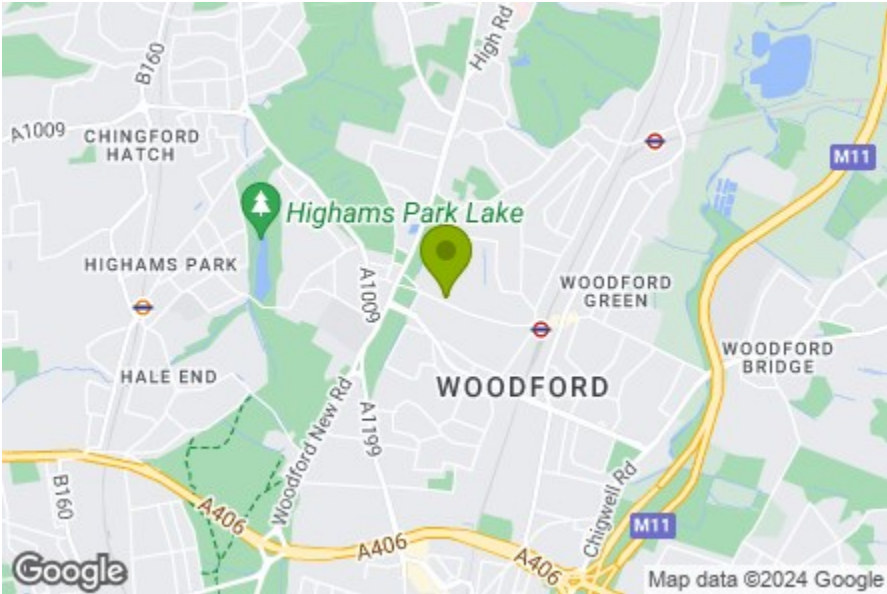
Bedroom
13'3" x 14'7"

Ensuite
4'3" x 8'3"

Bathroom
9'2" x 8'3"

Total Area: 86.0 m² ... 925 ft²

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.



SNAKES LANE WEST, WOODFORD GREEN

Offers In Excess Of £500,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Period Conversion
- Two Double Bedrooms
- Two Bathrooms
- Bright Open Plan Living Space
- Well Presented
- Driveway
- Close to Station & Amenities
- Stained Glass Windows
- Circa 925 SQFT
- Vast Communal Gardens

A bright, smart and elegant two bedroom apartment, sat on the first floor of a substantial period conversion with generous room sizes and plenty of natural light. Outside, Woodford tube station is less than a half mile for the Central line.

Your new home comes complete with access to expansive communal gardens, perfect for getting to know the neighbours and spacious enough to just find your own quiet spot.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
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
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

The heart of your new home will be your dual aspect, brilliantly bright, 350 square foot kitchen/lounge. Pristine blonde engineered hardwood runs underfoot and French doors open up to a Juliet balcony with lovely views of your gardens. The kitchen area is home to sleek and seamless smoky grey cabinets, topped with striking marbled counters and artfully zoned by a similarly styled breakfast bar sat below artful pendulum lighting.

Elsewhere, your principal bedroom is an impressive 180 square feet, bright and dual aspect once again, with another Juliet balcony for taking in your gardens. Cosy carpet runs underfoot and there's an elegant set of floor to ceiling fitted storage, plus an en suite bathroom with walk in rainfall shower cubicle. Bedroom two's another double, this time with some lovely stained glass windows and more fitted wardrobes, while finally your family bathroom is lovingly chic and softly finished in smoky sand tilework.

Outside, and as noted Woodford tube station is less than a half

mile on foot. From here the central line will get you directly to Liverpool Street in just twenty minutes, putting the City less than a half hour away door to door. Tottenham Court Road is just nine minutes further for the West End. If you're staying local then meat lovers will be delighted to find not one but two highly acclaimed steak restaurants barely five minutes away. Mojos Brasserie and Miller & Carter Steakhouse are both rightly renowned award winners.

WHAT ELSE?

- You've a wealth of open green space just a couple of minutes from your front door, part of Epping Forest (aka London's Lungs). Ideal for morning jogs and evening strolls.
- You have a driveway for off street parking, and drives can be heading off round the city on the North Circular in around minutes
- Current or prospective parents will be pleased to find five 'Outstanding' primary schools all less than a mile away on foot.



A WORD FROM THE OWNER...

"We've really enjoyed living in our flat for the past 3 years. After knocking down a wall and redoing the kitchen to create a new open plan living space in 2021, we've had the ideal space to relax, cook and host plenty of parties. Our community of 4 flats is very friendly and helpful. Having a communal garden has been a luxury on those hot summer days. The flat is very well located for those who work in London, being a 5 minute walk from Woodford station. Nearby, we've particularly enjoyed shopping from the local deli and relaxing at the various cafes. For a greater choice of restaurants and bars, South Woodford and Wanstead are easily accessible. One of the highlights of living here is being surrounded by greenery and peace and quiet. Highams Park is a 10 minute walk away and is the perfect place for a calming walk around the lake."

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM