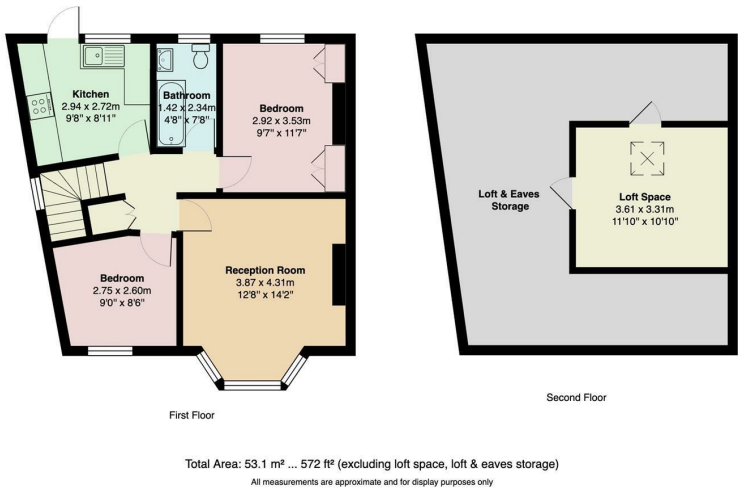




Reception Room
12'8" x 14'1"

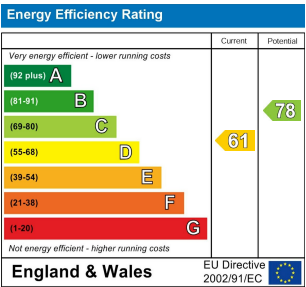
Kitchen
9'7" x 8'11"

Bedroom
9'0" x 8'6"

Bedroom
9'6" x 11'6"

Bathroom
4'7" x 7'8"

Loft Space
11'10" x 10'10"



CRESCENT ROAD, SOUTH WOODFORD

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



Features:

- Two Bedroom Victorian Conversion
- Chain Free
- First Floor
- Shared West Facing Garden
- Grand Reception Room With Bay Window
- Period Features & Charm
- Bright & Airy Throughout
- Boarded Loft Room

Fabulous two bedroom Victorian conversion set on the first floor and enjoying a shared sunny Westerly facing garden. This charming apartment is bursting with original features throughout and even has a boarded loft room which can be utilised as a home office or additional living space. You're in a super spot here in South Woodford, with all the amenities of George Lane on your doorstep and Epping Forest close by. South Woodford Underground Station is a little over 10 mins on foot from your door, taking you to Stratford in 10 minutes, the City in less than 20 minutes and the West End in 30.

REQUEST A VIEWING
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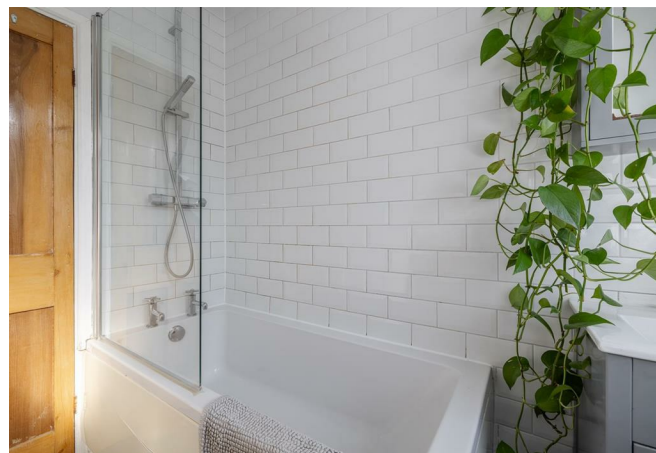
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IF YOU LIVED HERE...

You will love the reception room of this sunny and smart apartment. With a large bay window, original cast iron fireplace, ceiling coving and picture rails this grand room is perfect for relaxing and entertaining alike. Decorated in a soft, neutral palette with light grey carpets it is spacious and light. Your kitchen-diner is equally as lovely, with a smartly appointed kitchen featuring off-white units and wooden countertops. You have a door in here giving access down to that fantastic shared garden, a real asset for a first floor property, is it paved to provide a low maintenance space for alfresco dining and catching some rays.

Back inside, your stylish bathroom has metro tiling to the walls, the waterfall shower sits over the bathtub and you have a handy vanity sink. The largest of your bedrooms has built-in storage, the decor flows throughout the apartment enhancing the sense of space within. That boarded loft is accessible by a hatch and ladder, with an abundance of storage space in the eaves, this

sunny room has a velux window already in situ and could be further developed to planning regulations to create an additional bedroom.

WHAT ELSE?

- For drivers, the A406 and M11 are moments away, allowing for an easy escape from the City.
- You have amenities aplenty within easy reach; head to the Odeon Cinema for the latest Blockbuster. You'll never get caught short for essentials or the weekly shop as you have big name supermarkets super close by.
- Elmshurst Gardens is two minutes from your door. This popular Green Flag local park with outstanding views has mature trees, landscaped planting, tennis courts, a bowling green and a playground. The large open spaces of Roding Valley Park and Epping Forest are also nearby.



A WORD FROM THE OWNER...

"This is the first property I owned and both the flat and the area have been a wonderful place to call home after relocating to London many years ago. Unlike other places I have lived in London, South Woodford has a warm community feel and I will really miss the neighbours who I now call friends. As a corner property, the flat attracts lots of light and doesn't feel overlooked or crowded, making it perfect for working from home as well. South Woodford has everything you need, including lots of green spaces and great places to eat and drink while offering easy access to London."

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