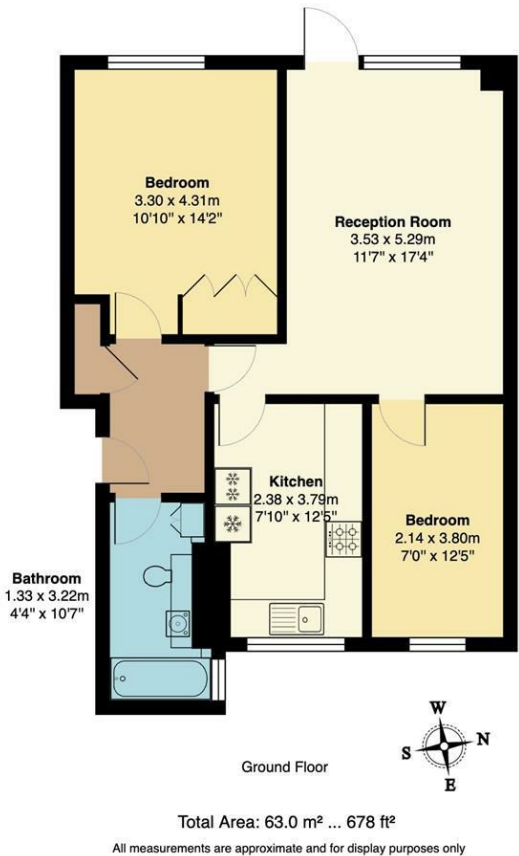




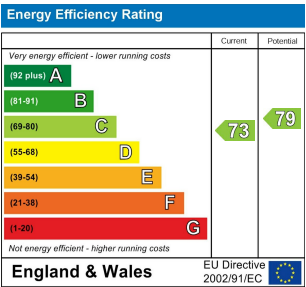
Reception
11'6" x 17'4"

Kitchen
7'9" x 12'5"

Bedroom
10'9" x 14'1"

Bedroom
7'0" x 12'5"

Bathroom
4'4" x 10'6"



WOODFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Ground Floor
- Private West Facing Patio
- Car Port / Off Street Parking
- Overlooking Green Spaces
- Long Lease
- Prestigious Location
- Short Walk To Wanstead High Street & George Lane
- 5 Minutes Walk to South Woodford Station

Set on the ground floor of a well maintained purpose-built property in sought-after South Woodford, this smart two-bedroom apartment comes packed with perks — including a private west-facing patio, off-street parking, separate reception and kitchen, and an abundance of storage space.

Location-wise, you're perfectly placed between the wide open spaces of Epping Forest and Roding Valley, with South Woodford's excellent amenities and transport links right on your doorstep. You're also within easy reach of neighbouring Wanstead, offering even more options for eating, drinking and exploring.

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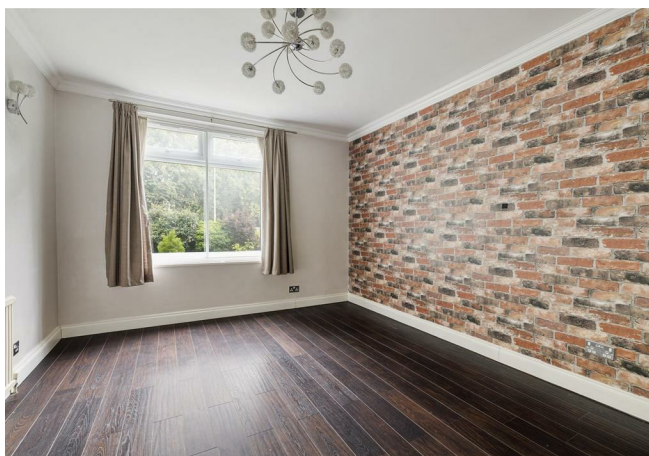
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IF YOU LIVED HERE...

With over 678 square feet of internal space, this is a home you'll love making your own.

The bright and well-proportioned reception room benefits from smart decor and generous windows, while the separate kitchen is both practical and well-equipped, offering plenty of storage and counter space. There's a tranquil feel throughout thanks to the leafy outlook, and both bedrooms are spacious – one with built-in storage. The bathroom is a good size, with a clean, functional finish.

Step outside onto your private patio and you're instantly immersed in greenery – both right on your doorstep and stretching further afield. You've got the ancient woodlands of Epping Forest nearby, as well as the hidden gem of Roding Valley: a tranquil nature reserve rich with wildlife.

Despite its rural, village-like charm, South Woodford is full of urban delights. A branch of Jones & Sons has recently opened 0.6 miles away – and anyone familiar with the original Dalston location will know this is fine dining done right.

You've also got a brilliant choice of supermarkets, including Waitrose and M&S, and even a local cinema. Don't miss the South Woodford Farmers' Market, held every third Sunday of the month – it's a local favourite.

For even more amenities, nearby Wanstead has plenty to offer too, although South Woodford just edges it in terms of convenience. Transport links are excellent, with South Woodford station just nine minutes away, and Snaresbrook only five minutes further in the opposite direction.

WHAT ELSE?

- From South Woodford, the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
- Feeling peckish? Head to Bobo & Wild, a charming independent café just eight minutes away. Known for its carefully sourced ingredients and beautifully crafted brunches, it's a local favourite for good reason.
- Make the Railway Bell your new local. Just ten minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets – M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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