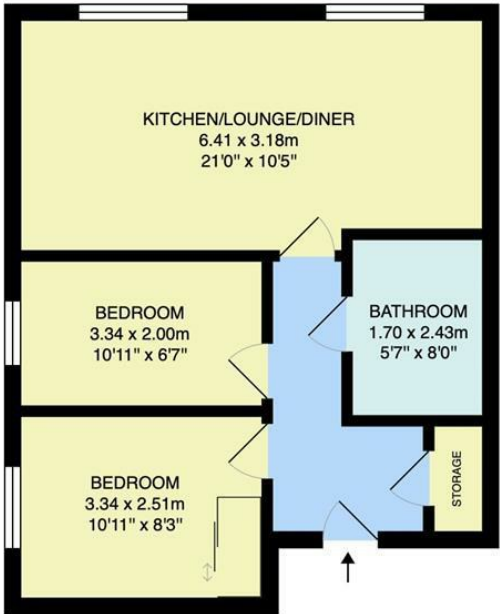
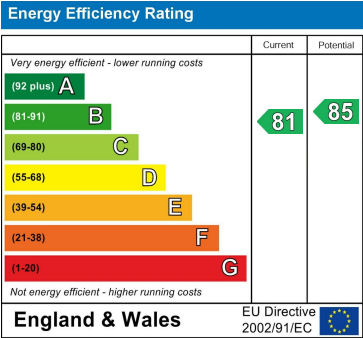
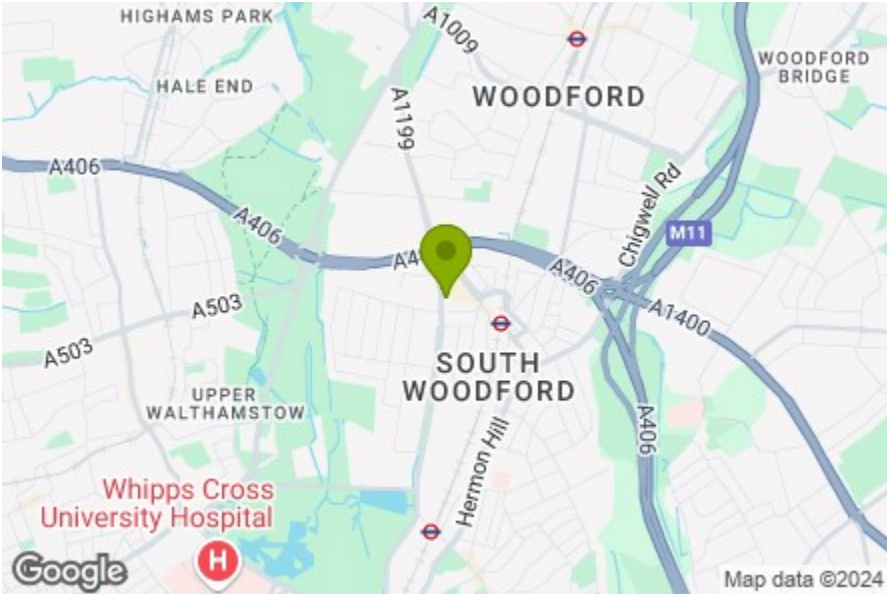




SECOND FLOOR

Total Area: 48.5 m² ... 522 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.



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- 190 Year Lease
- Chain Free
- Modern Purpose Built Development
- Second Floor
- 24hr Concierge
- Designated Parking
- Close to Shops & Amenities
- Short Walk to South Woodford Station

A smart and bright two bedroom apartment on the second floor of a modern, contemporary mansion block in South Woodford. Sat amongst pleasant communal grounds, you're just moments from South Woodford tube and the social hub of George Lane.

Among the stand out features of your new development are a striking atrium as you enter, 24 hour concierge service and secure residential parking.

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IF YOU LIVED HERE...

Step inside for your generous hallway, with plenty of incidental space for bags and coats. There's a generous fitted cupboard here too – a welcome addition to any London apartment. Your 210 square foot kitchen and reception room is straight ahead, with a stately statement wall and twin windows framing leafy views of the grounds.

Glossy hardwood style vinyl runs underfoot in the lounge area, giving way to slate tiling in the kitchen, smartly decked out with a suite of pine cabinets and chunky worktops. Next door your bathroom's a sleek, modern affair, softly lit in white and eggshell blue, while both bedrooms are smart, solid doubles of around eighty square feet apiece.

Outside and South Woodford tube is a little over five minutes on foot for the Central line and direct runs to Liverpool Street (eighteen minutes) or Tottenham Court Road (twenty seven minutes). So you have both the City and West End around an easy

half hour door to door. If you're staying local, George Lane is also right on your doorstep for a range of bars and cafes.

WHAT ELSE?

- Roding Valley Park's a mere six minute stroll away for routes south to Wanstead Park and north to Buckhurst Hill and beyond. Epping Forest's a mile away on foot for yet more epic greenery.
- As noted, your development features private residents' parking and drivers can be on the arterial North Circular in less than ten minutes.
- For film buffs, the longstanding local landmark of Woodford's art deco Odeon cinema is just moments away.



A WORD FROM THE OWNER...

"We have been living in this lovely and cosy flat for 18 years and we have absolutely loved it. The flat is in a quiet side of the building not being overlooked and sharing the corridors with very nice neighbours. The flat is in a gated community with a 24/7 concierge service; and there's also an underground garage with a dedicated parking space which in London is a bonus in itself. The communal areas are well looked after and there's plenty of greenery to enjoy. The location is superb as there's literally everything at our doorstep from supermarkets to cafes, pubs and restaurants and most importantly its close proximity to the main tube station. South Woodford has it all and we have been truly lucky to have lived in this area so near to central London. Living near big cities often means living in a flat such as ours, but the benefits of a "small village" with its abundant amenities brings opportunities to live a quieter and happier life. We have made many happy memories here and we hope you will too."

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