

Reception
12'1" x 13'2"

Bedroom
11'1" x 13'2"

Bedroom
6'5" x 7'9"

Bathroom
4'11" x 6'4"

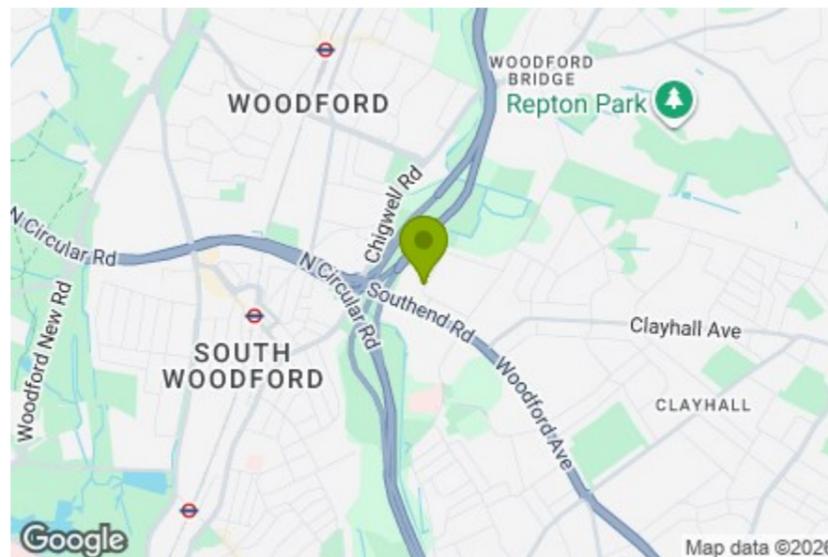
Kitchen
7'11" x 8'5"

Garden Storage
5'4" x 6'1"

Garden
64'11" x 27'4"

Total Area (Excluding Garden Storage): 50.0 m² ... 538 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
		EU Directive 2002/91/EC	

WESTVIEW DRIVE, WOODFORD GREEN Offers In Excess Of £325,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Period Apartment
- Huge Private West Facing Garden
- Recently Refurbished
- Ground Floor
- Modern Kitchen & Bathroom
- Long Lease
- No Service Charge
- Residential Location

A bright and well proportioned two bedroom apartment, laid out across the ground floor of a handsome period property and beautifully refurbished throughout. With a long lease, no service charge and a large west facing garden, this is a home that offers both independence and ease, set on a quiet residential street.

REQUEST A VIEWING
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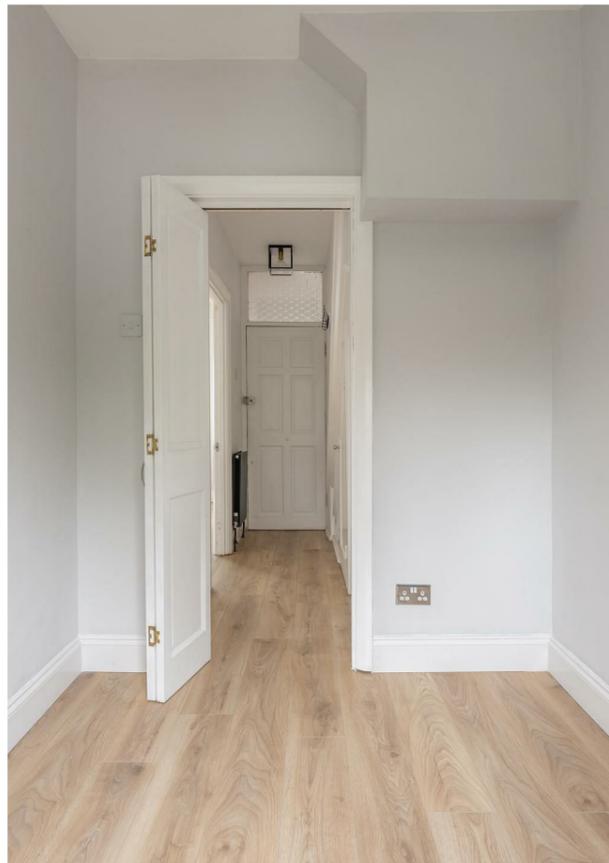
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IF YOU LIVED HERE...

You'd step inside to a calm, welcoming interior where clean lines and a considered palette create an immediate sense of ease. The living space is beautifully bright, with generous proportions and large windows drawing in natural light. Recently refurbished, the apartment feels thoughtfully finished and ready to move straight into, with tasteful interiors and modern detailing that balance comfort with simplicity.

The modern kitchen has been carefully designed for day to day living, with sleek cabinetry and ample worktop space, while the contemporary bathroom continues the same understated style. Both bedrooms are well sized and serene, offering flexibility for guests, working from home or simply room to grow. And then there's the garden. Stretching out to the rear, your private west facing outdoor space is a rare find for an apartment, catching the afternoon and evening sun and offering plenty of room for dining, planting or simply unwinding at the end of the day.

WHAT ELSE?

Around a 20 minute walk or short cycle to South Woodford Station for swift Central Line connections into Stratford and the City

Cyclists can follow protected cyclepaths through Roding Valley Park and along the River Roding all the way up to Chigwell, Luxborough Lake and beyond to Buckhurst Hill

For drivers, the nearby A406 North Circular, M11 and M25 facilitate easy travel across and beyond the City

A short stroll to Epping Forest, with acres of open green space for morning runs or long Sunday walks



A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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