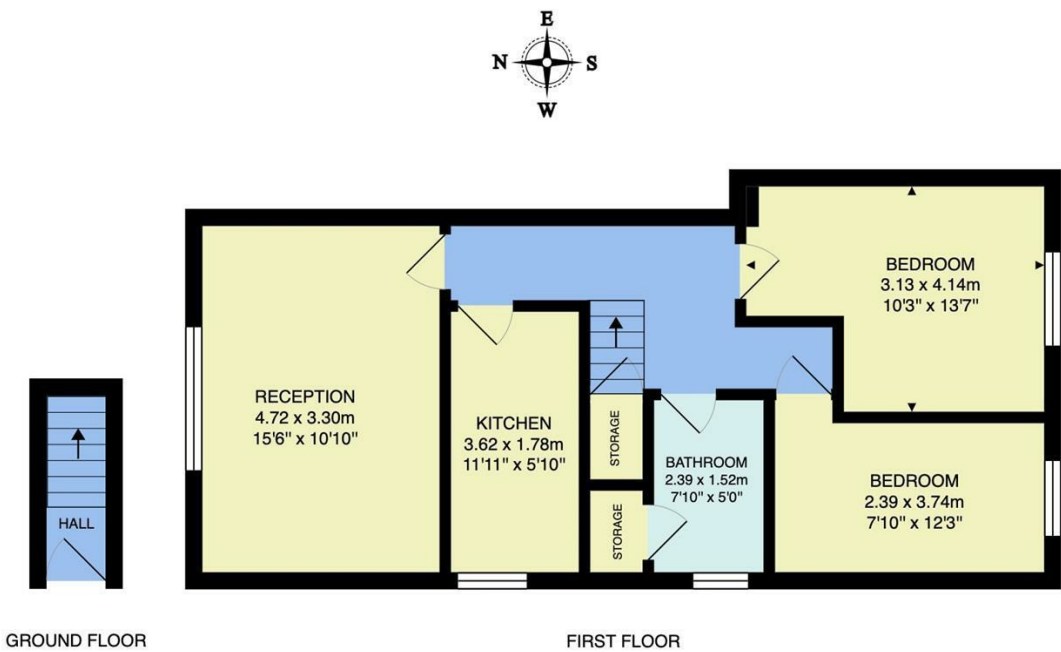
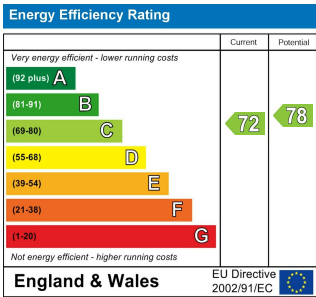




Total Area: 60.6 m² ... 653 ft²

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.



GAYNES HILL ROAD, WOODFORD GREEN

Offers In Excess Of £300,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- Own Private Entrance
- 121 Year Lease
- South Facing Private Section of Garden
- Immaculately Presented
- Residential Neighbourhood
- Close to Shops & Amenities

A bright and elegantly finished two bedroom apartment on the first floor of a modest, modern development in the heart of Woodford's plentiful public greenery. You have a private rear garden, dedicated entrance and a nice long lease.

The main thoroughfare of Chigwell Road is less than five minutes away on foot, for all your day to day necessities and a wide range of of bus routes.

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0203 369 1818

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IF YOU LIVED HERE...

You're nicely tucked away on a corner plot of a peaceful residential street. Stroll up the side for your private entrance, a charming paste green front door set into the handsome brickwork. Inside and the stairs lead to your immaculate white hallway, with soft smoky grey carpet underfoot and some welcome extra storage off to one side. To the front your lounge is a generous 165 square feet, perfect for welcoming guests.

Elsewhere your bathroom's an immediate highlight, painstakingly finished with striking marbled tilework from floor to ceiling and a shower over the tub. Your kitchen's another sleek designer affair, with mosaic splashback, dark chunky worktops and glossy floor tiling complementing the soft cream cabinets. Finally, both bedrooms are sublime

doubles, with views out over your garden.

Outside and the expansive open green space and endlessly explorable woodlands of Claybury Park start just a couple of minutes away on foot. Perfect for morning jogs or evening strolls, this is a splendid spot to have on your doorstep. Whenever you want to venture further afield, a choice of bus routes depart from just around the corner to get you to Woodford tube in around ten minutes, for speedy direct connections to the City and West End via the Central line.

WHAT ELSE?

- Don't forget your own section of lawn garden.
- Critically acclaimed curryhouse Jaipur of Chingford is just a five minute stroll away. Perfect for date nights.
- At 121 years, the lease won't cause you any renewal worries.



A WORD FROM THE OWNER...

"As first time buyers, the property was a perfect first home. It is close to Woodford Station, only a short walk away (or you can jump on the bus if you are in a rush). There are lots of lovely walks close by and you are close to all the local amenities."

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Reception

15'5" x 10'9"

Kitchen

11'10" x 5'10"

Bathroom

7'10" x 4'11"

Bedroom 1

7'10" x 12'3"

Bedroom 2

10'3" x 13'6"



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