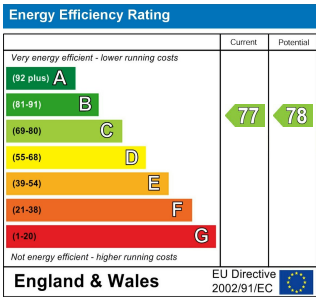


Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>

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.



## WYNNDAL ROAD, SOUTH WOODFORD

### Offers In Excess Of £450,000 Leasehold

### 2 Bed Apartment - Conversion



#### Features:

- Ground Floor Conversion
- Two Bedrooms
- Sizeable Private Garden
- Extended Open Plan Living Space
- Period Features
- Churchfields Catchment
- Well Presented
- Natural Light

A sizeable two bedroom apartment, occupying the ground floor of a substantial Victorian conversion in leafy Woodford. Brimming with original features and vintage style throughout, you have a bright open plan hosting area and private rear garden.

South Woodford tube is around fifteen minutes on foot or five by bike, for speedy and direct central line connections to the City and West End.

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0203 397 2222

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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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0203 369 1818

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## IF YOU LIVED HERE...

You'll be proudly welcoming friends and family into your naturally bright, open plan kitchen, lounge and diner. All recently completed at just two years old, you have around 300 square feet in all, smoky grey hardwood style vinyl runs underfoot and you have high, vaulted ceilings overhead. Artfully zoned, your kitchen's decked out with sleek and seamless white cabinetry, topped with matching on trend slimline worktops. A trio of skylights combine with the rear wall of bi-folding patio doors to flood the space with natural light.

Throw these back to bring the outside in and add a light, airy al fresco feel. Out here, a patio ascends to a lengthy stretch of lawn, flanked by timber fencing, dotted with greenery and mature trees and ending in a handy shed. Back inside, and your principal bedroom sits to the front, with original timber floorboards and a striking original hearth. Bedroom two's a smart sleeper that makes for a perfect nursery, study or guest bedroom, while your family bathroom bursts with vintage appeal, featuring a timeless suite including a goose neck rainfall shower over the freestanding clawfoot tub.

Outside, you're surrounded by Woodford's leafy green spaces, with any number of places to stretch your legs and blow away the cobwebs. Elmhurst Gardens are just five minutes away, perfect for morning jogs, evening strolls or exercising furry friends. You'll also find playgrounds and tennis courts. Venture further afield, and the endlessly explorable Epping Forest is just a twenty minute walk, alternatively you can hit Roding Valley Park in about the same time.

## WHAT ELSE?

- South Woodford's social hub of George Lane is a fifteen minute stroll, for a broad choice of bars and restaurants, plus the art deco Odeon cinema.
- You have five 'Outstanding' schools within a mile radius alone, including the much loved Churchfields Infants and Juniors Schools, less than ten minutes walk.
- Date night? Grand Trunk Road is reckoned to be one of the best Indian Restaurants in the country, and well worth the twelve minute stroll.



## A WORD FROM THE OWNER...

"We have loved living here over the past seven years and will miss our neighbours and the wider street community so much! The friendly street and large garden have made it the ideal first home for us, our cat and more recently our toddler who loves her nursery and the 2 nearby playgrounds, which are all just a 5 minute walk away. We will be sorry to leave!"

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**Bedroom**  
12'4" x 14'5"

**Bathroom**  
6'11" x 9'11"

**Bedroom**  
8'3" x 7'10"

**Kitchen / Lounge / Diner**  
15'0" x 20'2"

**Garden**  
approx. 86'11" x 16'10"

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