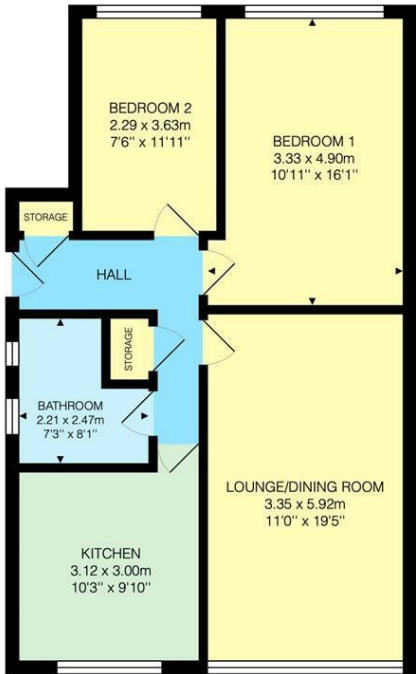
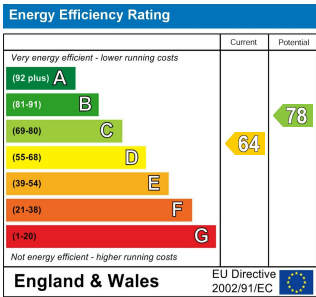
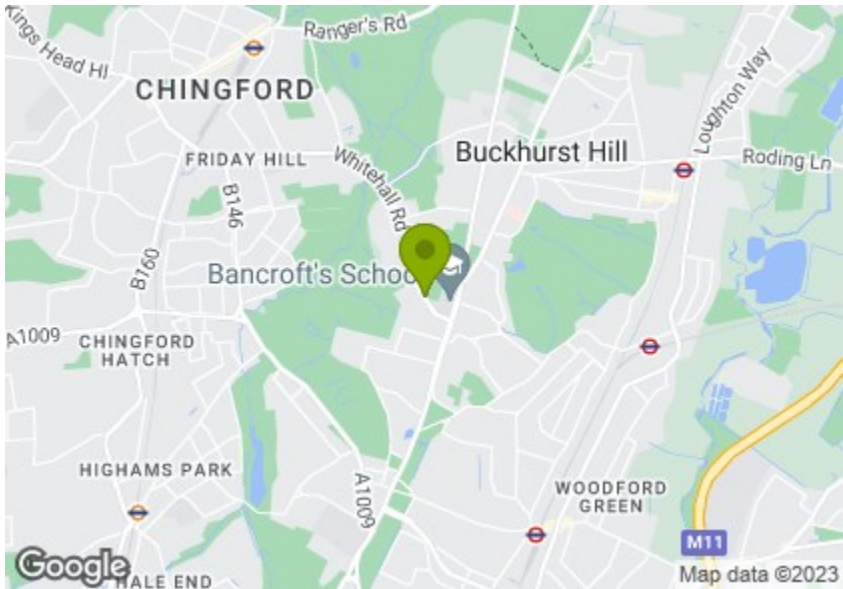




Total Area: 68.7 m² ... 739 ft²

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.



WHITEHALL ROAD, WOODFORD GREEN

Offers In Excess Of £375,000 Share of Freehold

2 Bed Apartment - Purpose Built

Features:

- Ground floor maisonette
- Two bedrooms
- Private south-west facing garden
- Bright & Airy
- Garage
- Private entrance
- Short walk to Epping Forest
- Chain free

An impressively spacious and freshly appointed two bedroom apartment, with private garden. Here you're sat in a pleasantly leafy sweetspot between Chingford, Highams Park and Woodford, in the green belt where London gives way to Essex.

You also have the luxury of a private garage, and drives can be on the North Circular in around twelve minutes and speeding out of London on the M11 in fifteen.



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IF YOU LIVED HERE...

You'll step through your own dedicated entrance to be greeted by the immaculate results of an expert refurbishment. Head into your 200 square foot lounge where pale grey engineered hardwood stretches away to your oversized wall-spanning window, framing leafy green views. With plenty of space for hosting, this is the heart of your new home.

Elsewhere your master bedroom is similarly generous at 175 square feet, complete with integrated wardrobes and finished in the same bright and simple colour scheme. Next door, bedroom two's another double, while across the hall you'll find your bathroom, tiled from floor to ceiling in smoky large format sandstone. Finally your kitchen, decked out with a sleek suite of white cabinets, grey worktops and matching floor tiling.

Outside and you don't have to go far to lose yourself in nature. The wild woodlands and open green spaces of Hatch Forest start just three minutes from your front door. Endlessly explorable and perfect for morning jogs and evening strolls. Venture a little further or follow the River Lea for the rolling landscapes of

Highams Park, home to the famous Highams Park Lake.

WHAT ELSE?

- Parents will be pleased to know you have nine primary/secondary schools less than a mile away on foot, all rated 'Good' or 'Outstanding' by Ofsted. The Independent Bancroft's School is also on your doorstep.
- Your hallway's pleasantly roomy, with plenty of incidental space and integrated storage.
- Steeped in history and a real local institution, The Traveller's Friend is a bright, family friendly gastropub less than a half mile on foot. Sure to become a favourite.



A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezze on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON
E18 SENIOR ADVISOR

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Storage x 2

Bedroom

7'6" x 11'10"

Bedroom

10'11" x 16'0"

Lounge/Dining room

10'11" x 19'5"

Kitchen

10'2" x 9'10"



Bathroom

7'3" x 8'1"

Garden

23'7" x 21'11"



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