



GROUND FLOOR

Total Area: 46.6 m² ... 501 ft²

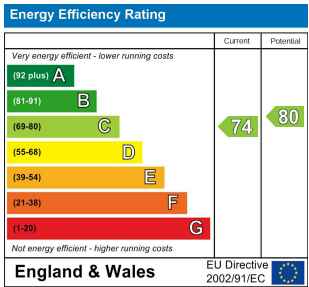
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Lounge/Dining room
10'4" x 17'10"

Kitchen
7'10" x 6'11"

Bedroom
8'10" x 14'4"

Bathroom
5'1" x 7'2"



GLEBELANDS AVENUE, SOUTH WOODFORD

Offers In Excess Of £230,000 Leasehold
1 Bed Apartment - Retirement



Features:

- One Bedroom Apartment
- Over 55s Development
- Ground floor
- Easy access
- Communal gardens
- 1min walk to George Lane
- Shops/ amenities on your doorstep
- Recently refurbished
- Communal day room
- Private secure entrance

A freshly refurbished, naturally bright ground floor apartment in a friendly, over-55s development just the shortest of strolls from George Lane and South Woodford. Set among leafy grounds, you also have a communal day room for socialising.

You couldn't be closer to the shops, restaurants and other amenities of George Lane, all just a one minute walk away at the end of your road.

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IF YOU LIVED HERE...

You'll be made immediately welcome as you step into your spacious hallway, plenty of incidental space here, with storage and room for bags and coats. Explore further for your bright and spacious 180 square foot lounge. Full of natural light from the oversized window set looking out over the grounds, and with engineered hardwood running underfoot, it's a wonderful hosting space.

Your brand new kitchen is subtly segmented via an archway, smartly decked out in sleek shiny cabinets top and bottom, slate grey vinyl underfoot and an immaculate metro tiled splashback over smoky grey worktops. Elsewhere your bathroom's just as pristine, tiled from top to bottom with designer suite and power shower, while your bedroom's a handsome double of 125 square feet with fitted wardrobes.

Outside and, as noted, you have all the amenities of South Woodford on your doorstep, with a whole host of cafes,

restaurants, gastropubs and supermarkets on your doorstep. Tipi Coffee Co. is just around the corner for scrumptious brunches, while The George Woodford is a good evening spot. There's even the classic Art Deco Odeon cinema, less than five minutes walk.

WHAT ELSE?

- South Woodford tube is around five minutes on foot. Sat in zone four for the central line, you can get directly to Liverpool Street and the City in just eighteen minutes direct.
- Huge, bright and welcoming with its own kitchenette, the development's communal day room is a great spot to get to know your neighbours.
- As well as the well maintained communal gardens, you have plenty of wild natural space nearby. You can be exploring the vast greenery of Epping Forest just fifteen minutes after stepping out your front door. The perfect escape



A WORD FROM THE OWNER...

"Moving from a house to this flat was such a positive and life changing move. It was easy to maintain, with the garden and communal spaces looked after by the management company.

We put in a new bathroom and flooring which made it really easy to keep nice and clean, and have just put in a new kitchen. The location is perfect, with easy parking on site for guests and it's so close to the tube station. We made regular use of the many cafes which are just moments away on foot and enjoyed family meals at the restaurants on the high road too. Having supermarkets within walking distance is really handy too."

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