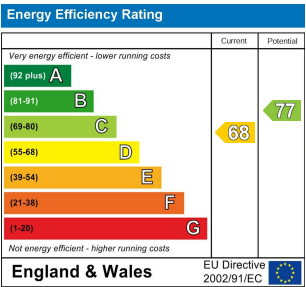


FIRST FLOOR

Total Area: 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.

- Bedroom
5'5" x 6'3"
- Bedroom
9'2" x 13'8"
- Kitchen / Diner
9'0" x 10'4"
- Bathroom
5'5" x 5'1"
- Reception
10'5" x 13'9"
- WC
- Garden
approx. 49'2" x 8'4"



PROSPECT ROAD, WOODFORD GREEN
Offers In Excess Of £300,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Victorian Conversion
- First Floor With Own Front Door
- Private Rear Garden
- One Bedroom Plus Study/Second Bedroom
- Large Fitted Kitchen
- Quiet Residential Location Close To Station

A bright one/two bedroom apartment in Woodford Green, with private garden and dedicated front door, sat on the first floor of a Victorian conversion. Recently updated, you're also just half an hour from Liverpool Street station, door to door.

There are several unusual and welcome features to make this apartment a very practical home. You'll have your own front door, giving you privacy and security. An additional room could be used as a home office, music room, walk in wardrobe or simply storage space.

REQUEST A VIEWING
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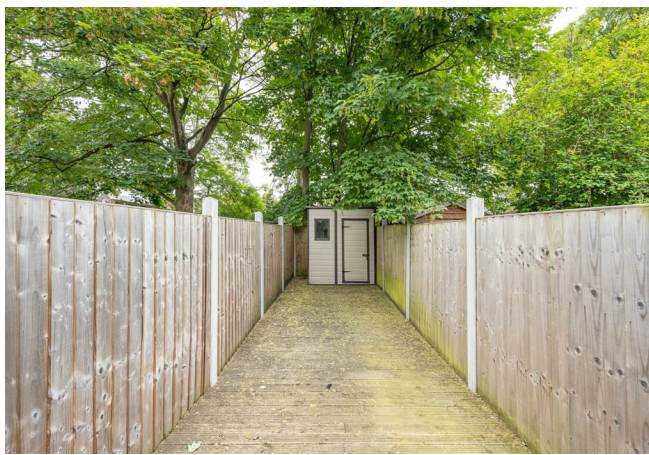
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IF YOU LIVED HERE...

Head up the entrance stairs to immediately find handy built in storage at the top. At the end of your landing there's a thirty five square foot study space, perfect for home working or use as a second bedroom. Next is your bedroom, with box bay window and a generous 130 square foot of space. Engineered flooring lies underfoot. To the rear your ninety five square foot kitchen/diner is home to a gas hob, plenty of cupboard space and garden views from the sink. Recessed lighting sits in a wood panelled ceiling.

Your bathroom's across the hall, part tiled in white with modern white suite, and including a shower over the panel sided tub. Through the kitchen is your reception, a bright 145 square foot space with a bold black feature wall. You have engineered flooring underfoot here too. More storage sits through the glass door to your garden, opposite a spare WC. Your garden is fully decked and low maintenance, as well as fully fenced and overlooked by mature trees.

You're under ten minutes on foot from Woodford station, where the central line will take you to Stratford in twelve minutes and Liverpool Street in just over twenty. The same distance away you'll find the large local green space of Ray Park, with its own café. Epping Forest and Roding Park are nearby too for weekend exploring. Finally, you'll find all your day to day amenities handily gathered around the station.

WHAT ELSE?

- You're just a couple of minutes' walk from the Pikaia Pilates studio, so you can easily pop in for an energising class.
- Celebrate moving in with a fresh cake from Sudo Patisserie, delivered to your new front door.
- Head down to South Woodford to discover Grand Trunk Road, considered one of the best Indian restaurants not just in London but the entire UK.



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 Mezzo 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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