



Total Area: 67.0 m² ... 721 ft² (excluding garage)
All measurements are approximate and for display purposes only.

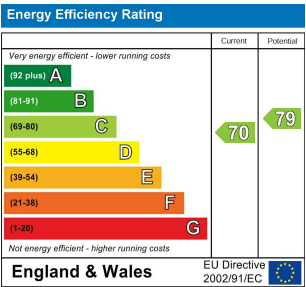
Kitchen / Reception Room
21'0" x 16'7"

Bedroom
15'8" x 7'0"

Bedroom
14'0" x 9'6"

Bathroom

Garage
16'4" x 10'2"



BEDFORD ROAD, SOUTH WOODFORD
Offers In Excess Of £400,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Share Of Freehold
- Gated Garage
- Large Windows With Impressive South Facing Views
- Open Plan Kitchen Living Area
- Immaculate Condition Throughout
- Well Kept Communal Gardens
- Premier Location Close To George Lane

Occupying a bright spot on the first floor of a classically designed low-rise development just moments from George Lane, this two-bedroom apartment has been immaculately finished, with highlights including the spacious open plan living area, generous south-facing windows, private gated garage and well kept communal gardens.

As for location, not only is it perfectly placed between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities on your doorstep, including fantastic transport links.

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IF YOU LIVED HERE...

You'll love the classic design of this development - the well maintained communal gardens set a tone that's continued in your smart and secure entry. Inside your home, you'll love the views from the generous south-facing windows found in your open plan living area. The warm timber feature wall gives as nod to the mid-century modern style of the building, while the kitchen area is sleek and modern, with the gorgeous tiling providing a charming pop of colour. The breakfast counter effortlessly divides the space without interrupting the flow of light, and there's plenty of space for spreading out in the rest of the room.

Head back through your spacious hallway, where you've got in-built storage, and you'll find two immaculate bedrooms, both with soft carpeting underfoot and unique yet considered decor. Finally, the bathroom is bright and contemporary with sparkling fittings and an over-tub shower.

Head outside and you'll find your garage, as well as the aforementioned communal gardens - the perfect way to meet your neighbours and pick up some top tips about this wonderful area.

Just ten minutes away on foot, there's the new branch of Jones & Son, the sister branch of the renowned Dalston dining hot spot. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has an Odeon cinema.

As for green space, you're perfectly nestled between Roding Valley Park and Epping Forest - each a short stroll away. South Woodford station is just five minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes.

WHAT ELSE?

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.
- For a quick bite, try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers' market is held.
- As well as having the delights of South Woodford on your doorstep, you've got incredibly easy access to Wanstead and Walthamstow, where you can find even more brilliant amenities.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets - M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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