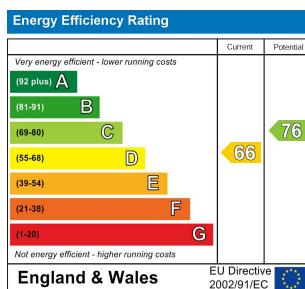
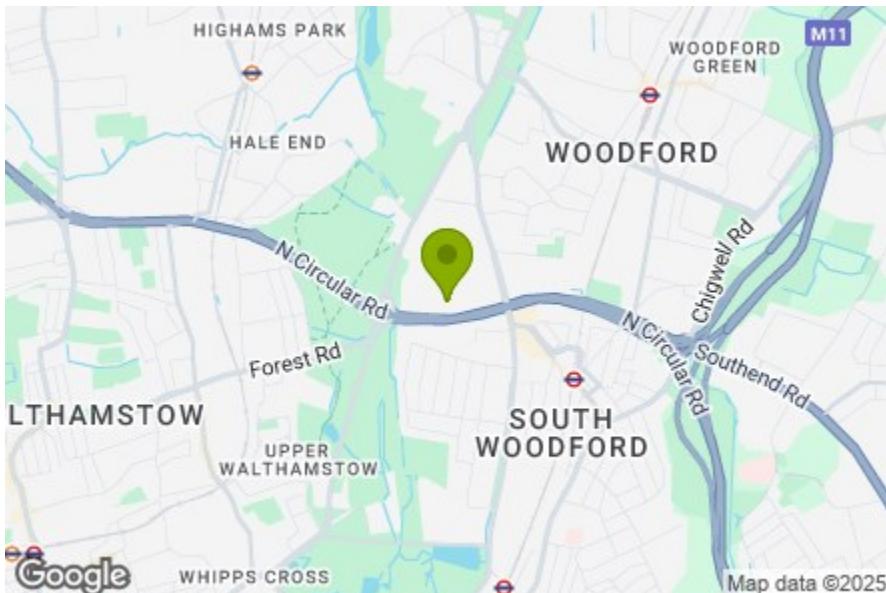


Lower Ground Floor
Total Area: 61.2 m² ... 659 ft²
All measurements are approximate and for display purposes only.



STANLEY ROAD, SOUTH WOODFORD
Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat



Features:

- Two Double Bedrooms
- Beautifully Presented
- Immaculate Private Garden
- Share Of Freehold
- Private Front Door
- Short Walking Distance to South Woodford Station
- Easy Access to Epping Forest
- Side Access

Ideally located in the heart of South Woodford, this beautifully presented two-bedroom property gives you 659 sq ft of living space — plus your own private garden and side access for extra convenience. Set on the lower ground floor of a characterful period building, it offers a calm, leafy backdrop while keeping you close to South Woodford's shops, cafés, and excellent transport links. South Woodford station (Central Line) is just a short walk away, taking you to Liverpool Street in around 20 minutes and the West End in just over 30 minutes. As for green spaces, you're just a few minutes from Epping Forest and near Roding Valley Park — great places to explore on foot or by bike. Offered with a share of freehold for peace of mind.

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0203 3691818



IF YOU LIVED HERE...

Step through your own private front door—no shared entrances here—and you'll find slimline built-in storage, just right for coats and shoes.

Turn left into the reception: a bright, welcoming room framed by a generous bay window with crisp white plantation shutters, giving you both daylight and privacy as you need it. Warm wooden floors run throughout the home, perfectly offset by soft sage and cream tones in the living room. Either side of the chimney breast, built-in cabinetry with chunky shelves adds both character and function, while subtle downlighters create a cosy evening mood.

An open archway leads into the sleek galley kitchen. High-gloss white cabinets keep everything streamlined, integrated appliances make life simple, and a tiled splashback in a playful petrol blue brings a pop of personality. A door takes you straight out into your garden.

And what a garden it is—covering over 550 sq ft, this thoughtfully designed space is bordered by dark wooden fencing and framed with neat planting beds of herbs and shrubs. A square of lawn softens the paved layout, while a shed keeps things organised. A canvas-covered gravelled corner and handy side access make the space as practical as it is inviting.

Back inside, two double bedrooms continue the theme of wooden floors and fitted cupboards, offering comfort and easy storage.

The bathroom feels calm and indulgent, tiled floor-to-ceiling in warm cream and mocha shades. A bath and shower combination means you can choose between an energising start to the day or a long soak in the evening—the finish is quietly luxurious, making it a space you'll genuinely enjoy spending time in.

WHAT ELSE?

Just a short walk to South Woodford Central Line station, offering direct access to the City and West End

Quick access to the North Circular and M11, ideal for commuters and drivers.

George Lane – your local social hub – offers a wide range of amenities including shops, bars, restaurants, cafes and a Sainsburys and Waitrose for essentials.

Within walking distance of 'Outstanding' Schools.

Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Salash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George.

Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema.



A WORD FROM THE OWNER...

"We've loved living here for the past four years. The flat is so well connected, with the Central Line just a short walk away and buses that take you quickly to Walthamstow or Blackhorse Road. Working from home has been easy thanks to the dedicated space for two, and since renovating the garden last year we've really enjoyed summer BBQs with friends and taking time out for a quiet morning coffee in the sunshine. It's a shame to be leaving the area but we want to be closer to friends and family, and now feels like the right time for us."

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