



HIGH ROAD, SOUTH WOODFORD
Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Purpose Built



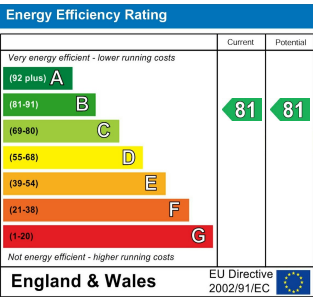
Features:

- **SOLD BY THE STOW BROTHERS**
- Large Secluded Balcony With London Views
- Internal Terrace Via Bedroom & Hallway
- Vaulted Ceilings Providing Grandeur
- Communal Gardens
- Air Conditioning
- Vast Glazing Providing Natural Light
- Close To George Lane & Epping Forest

An exquisitely appointed one bedroom penthouse apartment with balcony and terrace, on the top floor of a designer development. It's all flooded with natural light, and perfectly placed within easy reach of George Lane and Epping Forest.

Your new development is set among artfully landscaped communal grounds – a mix of lawn and patios, with scattered pergolas and seating areas. A great place to meet the neighbours.

REQUEST A VIEWING
0203 3691818



E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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IF YOU LIVED HERE...

You'll be in an enviable penthouse position, with light streaming in from all sides. The heart of your new luxury pad is the 280 square foot kitchen/lounge, with a bank of skylights set into the vaulted ceiling. Broad engineered hardwood runs underfoot, and your kitchen's smartly decked out with a seamless suite of sleek cabinets, marbled worktops and glossy black splashbacks.

Bi-folding doors give out onto your balcony, for horizon wide rooftop vistas, a splendid view over the grounds and still more natural light. Maximising your top floor status, you have a second terrace inside, leading off the hallway and bedroom and making for a tremendous lightwell. Your bedroom's full of this natural light, softly carpeted and home to mirrored floor to ceiling wardrobes. Finally, your bathroom keeps the five star standard high, with its own skylight and rainfall shower over the tub.

Outside, and the endlessly explorable expanse of Epping Forest is just half a mile on foot, whenever you want to lose yourself in greenery. Even closer to your new front door, you have the local social hub of George Lane just across the road. Here you'll find a

broad range of cafes, restaurants and bars. South Woodford tube station is just five minutes away on foot and will get you directly to Liverpool Street in eighteen minutes, for a door-to-door City commute of less than half an hour.

WHAT ELSE?

- The George Pub, just the other side of the road, is a fine new local, with a delicious menu and friendly welcome.
- Film buffs will love having Woodford's Art Deco Odeon cinema barely a moment away. Heading to the West End? Tottenham Court Road is just twenty five minutes direct from South Woodford, and half an hour from your new home.



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 favourite 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

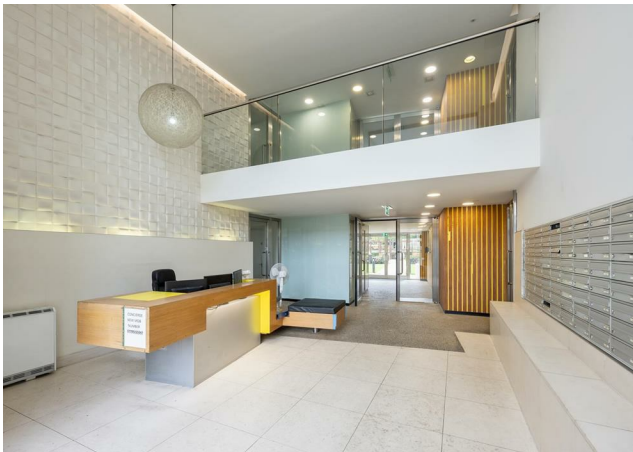
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Bedroom
11'6" x 11'5"

Terrace
6'0" x 9'0"

Kitchen / Lounge / Diner
17'5" x 16'1"

Balcony
13'11" x 6'4"

Bathroom
5'9" x 7'8"



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