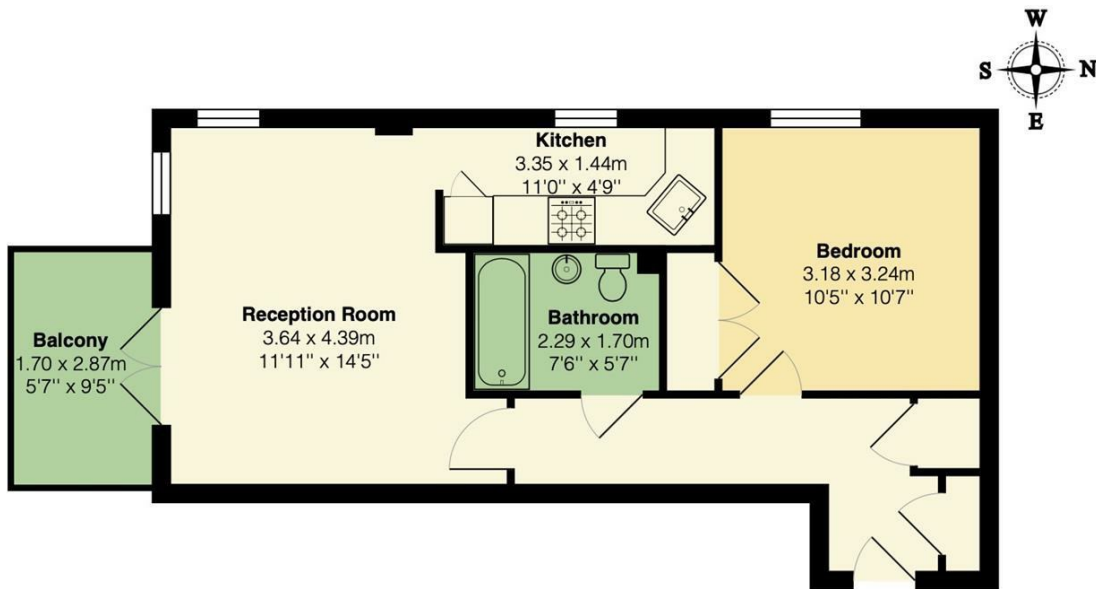
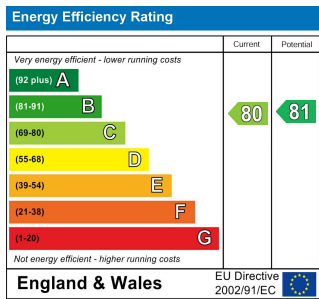




First Floor

Total Area: 45.9 m² ... 494 ft² (excluding balcony)
All measurements are approximate and for display purposes only



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £340,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Modern Flat
- Private Balcony
- Allocated Parking space
- Modern Kitchen
- Contemporary Bathroom
- Communal Gardens
- Moments from South Woodford
- A Short Walk to Epping Forest

A charming and immaculate one bedroom apartment on the first floor of a low rise modern development in the heart of South Woodford. With a south-facing balcony, lush grounds, off-road parking and nearby amenities, this is quite a find.

Drivers have allocated parking and can be on the North Circular in four minutes and the M11 in seven. Particularly handy for Stansted Airport.

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

Land & New Homes
newhomes@stowbrothers.com
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IF YOU LIVED HERE...

You'll be reclining and dining in your south-facing, sizeable, 160 square foot open plan reception. With flawlessly engineered timber effect hardwood underfoot, recessed spot lighting overhead, plenty of space for dining and a leafy dual aspect this is a covetable spot indeed. Throw open the French doors here for your adorable, timber-decked sunny balcony and its relaxing verdant vista.

Back inside and your impeccable kitchen comes with more of those tranquil views, a contemporary suite of underlit cabinets and smart vinyl flooring. The bathroom's a gleaming white solace dressed in miniature metro tiles with a rainfall shower over the tub and mirrored cabinet. Lastly your bedroom is just as flawless – a generous 110 square foot double with built-in storage, pristine white walls and yet another treetop view.

Outside and our vibrant hub of George Lane is a mere four minutes away on foot for a whole host of shops and eateries. Here's also where you'll find Odeon South Woodford, a gorgeous Art Deco building screening the latest cinema releases. If you

fancy immersing yourself in nature then you're just a nine minute walk from the endlessly explorable Epping Forest. Head around the corner to Buckingham Road to join the Woodford Path to The Gypsy Stone where the ashes of revered evangelist Rodney 'Gypsy' Smith MBE are reputedly scattered. The grassy enclave of The Doughnut park lies just beyond.

WHAT ELSE?

- The tube is barely nine minutes' walk from your front door, and will whisk you directly to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty five, putting the City and West End both within easy reach.
- The Gallery Bar and Brasserie is just across the road and serves up mouthwatering dishes and cocktails in sumptuous surroundings.
- Or perhaps the unique Indian fayre of Grand Trunk Road is more to your taste? Named after an ancient trade route, its upscale cuisine and warm vibe will have you coming back for more. It's just two minutes' walk up the road. Handy.



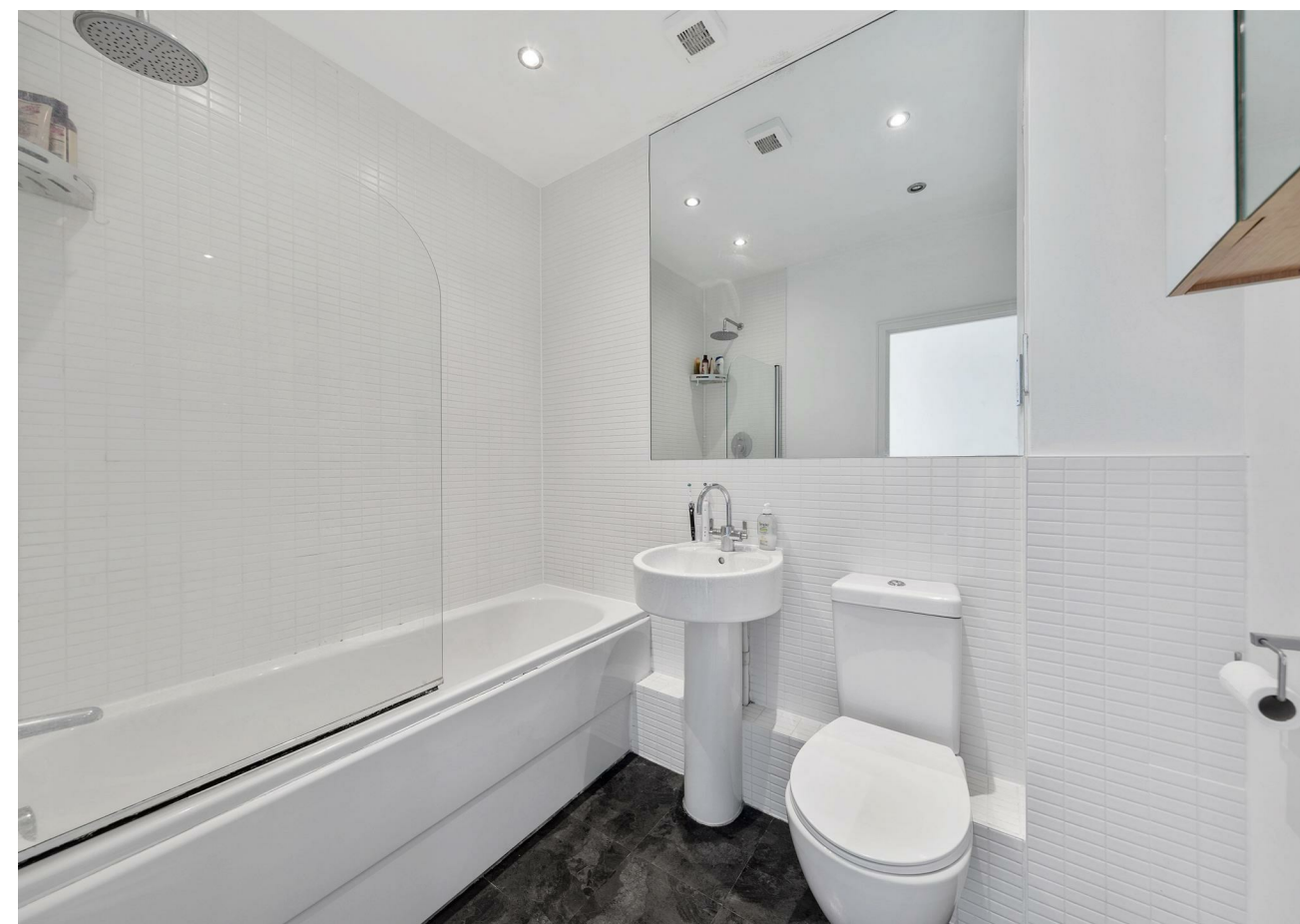
WORD FROM THE EXPERT...

"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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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Reception room

11'11" x 14'4"

Balcony

5'6" x 9'4"

Kitchen

10'11" x 4'8"

Bathroom

7'6" x 5'6"

Bedroom



10'5" x 10'7"



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