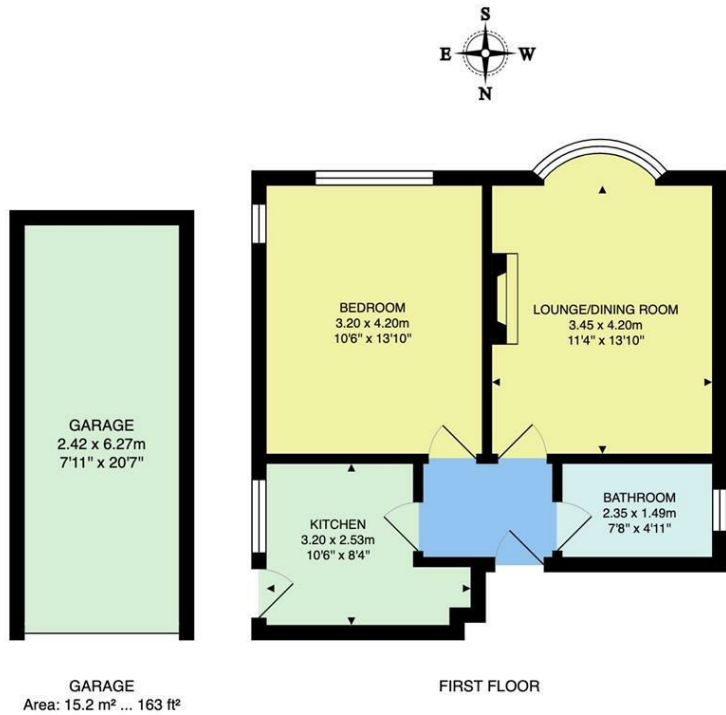
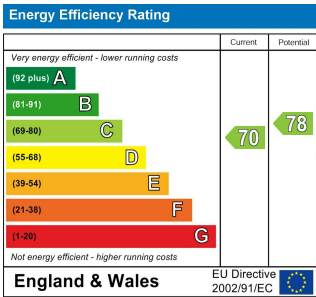
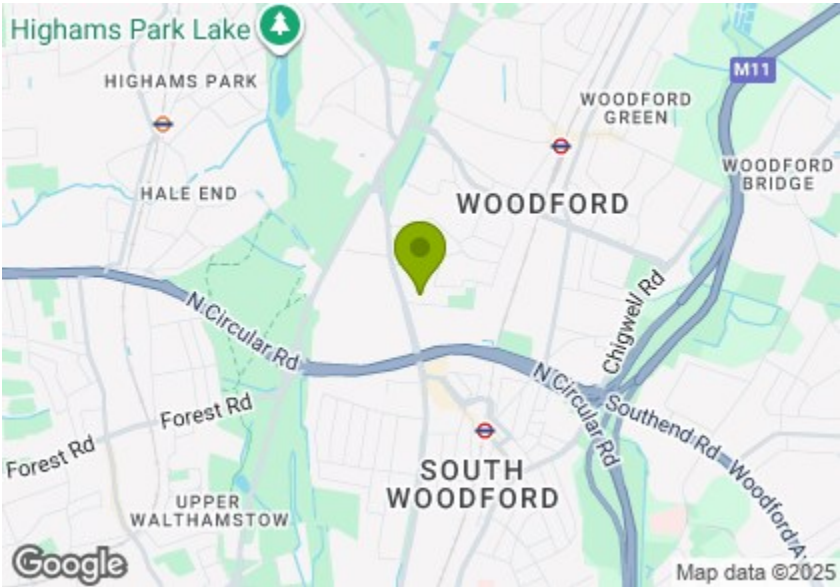




Total Area (Excluding Garage) 44.6 m² ... 481 ft²

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.



## CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £280,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment - 164 Year Lease
- Garage
- Fully Refurbished Throughout
- Communal Gardens
- Churchfields Location / Short Walk To Cafes & Shops
- Flooded With Natural Light
- Council Tax Band B
- Service Charge £1320
- Peppercorn Ground Rent
- Long Lease with 164 Years remaining

A divine one bedroom apartment with leafy views at every turn on the first floor of a low rise block in South Woodford. Here you're perfectly placed on a peaceful no through road, just a fifteen minute walk from social hub George Lane.

You can take your pick of handy located open green spaces, too. Churchfields Recreation Ground is at the end of your road, Elmhurst Gardens six minutes' walk around the corner and both Roding Valley Park and Epping Forest are a twelve minute stroll east or west respectively.

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#### IF YOU LIVED HERE...

You'll be welcoming friends and family into your delectable 150 square foot lounge/diner with cosy cream carpet underfoot and a fireplace serving as a fine focal point. Every inch is bathed in natural light courtesy of that dual aspect - leafy views are framed from both the south and west for a sublime, sun-soaked space.

The immaculate bathroom sits next door, dressed top to toe in mini mosaic tiles and home to a walk-in rainfall shower and floating sink. Next up is your 140 square foot bedroom, another gorgeous dual aspect space with yet more green views. The kitchen's decked out in a sleek suite of white cabinets and marbled worktops. Step out from here for the lush communal gardens via an external staircase. Lastly, you have a garage on the grounds for a further versatile 145 square foot of extra space.

Outside and it's three quarters of a mile to George Lane, with the Odeon Cinema for film buffs, plus a fine range of restaurants, supermarkets, bars and gourmet pubs. Just a little further is South Woodford tube station, which will speed you directly to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty four

via the Central Line. Drivers can avail themselves of that garage to be on the North Circular in four minutes and the M11 in six.

#### WHAT ELSE?

- Hankering for a pizza? Elmo's is half a mile away on foot and serves up delicious Italian fare. From the Paris Stilton to Take Another Little Pizza My Heart, their food's as inventive as their naming process.
- You can wander as far as your legs will carry you in Epping Forest. Follow the River Ching north through Highams Park, past Hatch Forest and Whitehall Plain all the way Grimston's Oak. It's an oak pollard reckoned to be 350 years old, standing in breathtaking woodland.
- Follow Churchfields for the High Road and three bus routes to connect you to an array of destinations. The N55 in particular will serve you well on your return from evenings in the West End.



#### A WORD FROM THE OWNER...

"I've loved living here, and I've enjoyed transforming the kitchen and decorating and styling the flat throughout to make it feel like home.

I've really had the best of both worlds here; it's a private and tranquil home within cycling distance of Epping Forest (for any fellow cycling enthusiasts), but it's also a few minutes' walk from cafes and shops, and an easy walk to either South Woodford or Woodford Stations so that you can quickly get to Liverpool Street for work or into town at The weekend."

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**Lounge/Dining room**

11'3" x 13'9"

**Bedroom**

10'5" x 13'9"

**Bathroom**

7'8" x 4'10"

**Kitchen**

10'5" x 8'3"

**Garage**

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