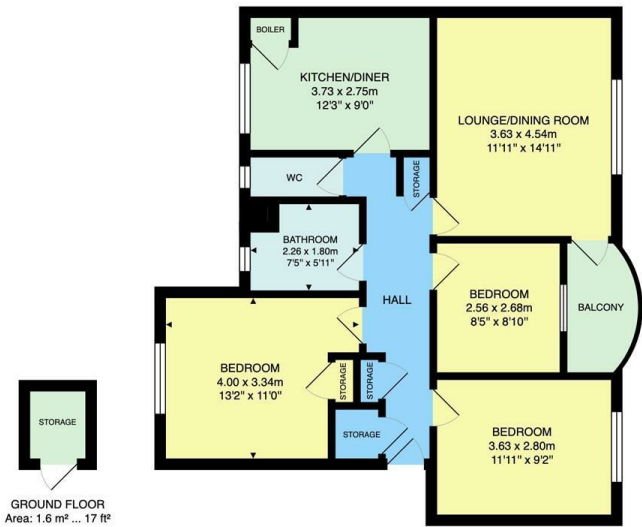




Total Area (Excluding Balcony & Outdoor Storage): 75.5 m² ... 812 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

Storage (Ground Floor)

Hall

Storage

Storage

Storage

Bedroom

13'1" x 10'11"

Storage

Bathroom

7'4" x 5'10"

WC

Kitchen/ Diner

12'2" x 9'0"

Bedroom

11'10" x 9'2"

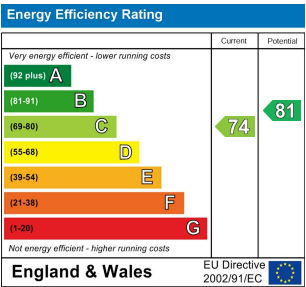
Bedroom

8'4" x 8'9"

Balcony

Lounge/ Dining Room

11'10" x 14'10"



PRIORY CLOSE, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Three Bedroom Apartment
- Second Floor
- 103 Year lease
- Annual service charge of £1000
- Annual ground rent of £10
- Council tax band C
- Churchfields Park on your doorstep
- Catchment for Churchfields Primary School
- Bright & airy

On summer evenings enjoy a drink on your own balcony, or explore the delights of your local neighbourhood, South Woodford. You don't have to venture far to go 'out out' - the award-winning Grand Trunk Road, which features in the Michelin Guide 2022, is less than 500 foot from your front door. A short stretch further, experience excellent Turkish fusion food and the joys of live music at Lokkum.

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.IF YOU LIVED HERE...

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with South Woodford. Even after you get used to all that, you'll still be amazed at how the area balances rural charm with a certain cosmopolitan edge. It's packed with dynamic eateries, and it even has its own Art Deco cinema, which is a mere 13 minute walk away from your home.

As well its close proximity to Epping Forest, the apartment benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so gloriously green, you'll easily forget that you're only 45 mins from the centre of one of the world's busiest cities.

Back at home, enjoy how the rustic tones and natural hues create a calming ambience, and wonder at how the smart layout maximises every inch of space. You've got a ground floor storage area too, and you'll find the separate wood panelled WC extra

convenient.

The three bedrooms are spacious and sumptuous with the soft carpeting underfoot, while you'll get an even better night's sleep knowing that your lease is a nice long one - no problems there.

WHAT ELSE?

-South Woodford station is just 14 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

-What, you want even more green space? How about Roding Valley Park, home to a glorious nature reserve full of wildlife - all around a mile from your door.

-Parents will be pleased to learn there's an abundance of primary and secondary schools rated 'Good' or 'Outstanding' in the area.



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.

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!

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