Total Area: 61.8 m² ... 665 ft²
All measurements are approximate and for display purposes only.

Reception Room
21'2" x 10'7"

Bedroom
13'6" x 6'9"

Kitchen
10'4" x 6'9"

Bathroom
9'11" x 5'3"

Bedroom
13'6" x 11'10"

Garden
49'2"

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GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold
2 Bed Apartment - Conversion

Features:

- Two Bedroom Apartment
- Victorian Conversion
- Ground Floor
- Direct Access to Large South Facing Communal Garden
- Prime South Woodford Location
- 10min Walk to George Lane/ Central Line Station
- Short walk into Epping Forest
- Side Access

A naturally bright and brilliantly spacious two bedroom apartment on the ground floor of a substantial Victorian terrace just moments from George Lane and South Woodford station. You also have South facing communal gardens to the rear.

London's lungs of Epping Forest are just a five minute stroll to the West, anytime you want to lose yourself in nature.

REQUEST A VIEWING
0203 3691818

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IF YOU LIVED HERE...

Step inside and your 150 square foot principal bedroom is immediately on your right, with a wealth of bespoke floor to ceiling storage and that huge bay window flooding the mint green walls with natural light. Stately blonde hardwood flows underfoot in here, as throughout. Next door is your bathroom, finished in cream and grey with a shower over the neatly recessed tub.

Your kitchen's next, neatly decked out in pine cabinetry, with stout blue worktops and white splashbacks. Then everything blossoms out into your glorious, 210 square foot lounge, with smoky grey statement trim, pristine white walls and patio doors offering direct access to those impressive communal gardens. Out here there's a vast expanse of lawn surrounded and bisected by thriving foliage. Back inside and bedroom two completes things.

Outside and, as noted, South Woodford's social hub of George Lane is just a five minute stroll. Here you'll find warm, welcoming gastropubs like The George Itself, as well as the bright Railway Bell, another local favourite. Cafes, shops and supermarkets complete the amenities. There's also the landmark, Art Deco Odeon Cinema, just five minutes from your new front door.

WHAT ELSE?

- South Woodford tube is just ten minutes on foot, for regular, speedy and direct connections to the City and West End via the Central line.
- If you ever fancy a change of scene, the bustling High Street of Wanstead Village is well worth the twenty minute stroll of a weekend, for a further delectable choice of cafes and gastropubs.
- You have side access to that substantial communal garden. South facing, it's a great spot for soaking up the sun and getting to know the neighbours.

A WORD FROM THE OWNER...

"The property is very well located on a quiet cul-de-sac, close to local amenities and schools, and Epping forest starts at the end of the street which is excellent for a walk/run. We really like the layout of the property, it really doesn't feel like a flat as it has an open plan living room/kitchen and a view towards the garden, which is very nice and well maintained. The street has an excellent community with a Whatsapp group full of friendly neighbours that support each other."

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