



Total Area: 71.5 m² ... 770 ft² (excluding drive)
All measurements are approximate and for display purposes only

- Reception Room
15'7" x 14'7"
- Bedroom
12'5" x 8'10"
- Bedroom
11'5" x 6'8"
- Bathroom
6'7" x 5'6"
- Kitchen
10'4" x 8'3"
- Shared Drive
15'5" x 11'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CARNARVON ROAD, SOUTH WOODFORD Offers In Excess Of £425,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- First Floor
- Off Road Parking
- Generous Proportions
- Fitted Shutters
- Long Lease- 165 Years
- No Service Charge & No Ground Rent
- Modern Condition
- Walking Distance to South Woodford Station
- Easy Access to Epping Forest

A bright and well proportioned two bedroom first floor apartment, set on a quiet residential street in South Woodford, with off road parking on the shared drive. Presented in modern condition, with a long 165 year lease and no service charge or ground rent, it is also within walking distance of South Woodford station, with George Lane close by for everyday essentials and Epping Forest within easy reach for greener moments.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd head up the stairs and onto a long first floor landing, where the generous proportions make themselves known straight away. There's useful built-in storage here, and a pleasing sense of separation between the rooms. At the front, the reception room is especially roomy, with a broad bay of fitted shutters, built-in shelving and soft neutral finishes that make it feel calm, bright and easy to settle into.

The larger bedroom sits just behind, quietly tucked away and simply finished with pale walls and carpet underfoot. Along the hall, the second bedroom is a good practical room, with plenty of natural light and a peaceful feel. The bathroom sits between the bedrooms and kitchen, finished in clean white tiling with a shower over the bath.

At the rear, the kitchen is neatly arranged and full of daylight, with navy and cream cabinetry, white worktops and space for a small table. Altogether, the apartment feels carefully kept and ready to

move into, with a layout that works well day to day and rooms that feel properly comfortable rather than squeezed in.

WHAT ELSE?

South Woodford station is nearby for Central line journeys, and George Lane is the area's main hub for shops, supermarkets, restaurants, the library and cinema. Bobo & Wild on George Lane is a lovely local stop for coffee or brunch, and the Odeon is close by for an easy evening out. Wanstead Park and the wider Epping Forest bring lakes, woodland walks and open green space within easy reach.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens tennis courts are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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