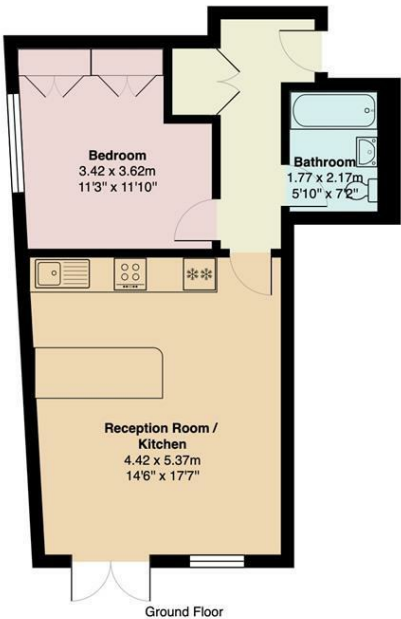


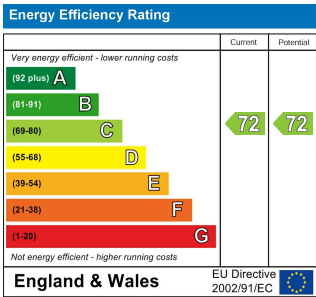
Glebelands Avenue, E18

Garden - 13m Approx



Total Area: 46.9 m² ... 505 ft²

All measurements are approximate and for display purposes only



GLEBELANDS AVENUE, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold 1 Bed Apartment



Features:

- Ground Floor One Bedroom Apartment
- Direct Access To Private South Facing Garden
- Large Decking Area With Awning
- Off-Street Parking
- Extremely Bright & Airy
- Spacious Open Plan Living Area
- Short Walk To Epping Forest
- Moments From George Lane & Underground
- Prime South Woodford Location
- Long Lease

A polished and spacious one bedroom apartment, on the ground floor of a courtly, contemporary development just moments from South Woodford tube. You have a private rear garden with sheltered deck, and the social hub of George Lane on your doorstep.

The endlessly explorable open greenery of Epping Forest is just a half mile away on foot, anytime you want to escape the city.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

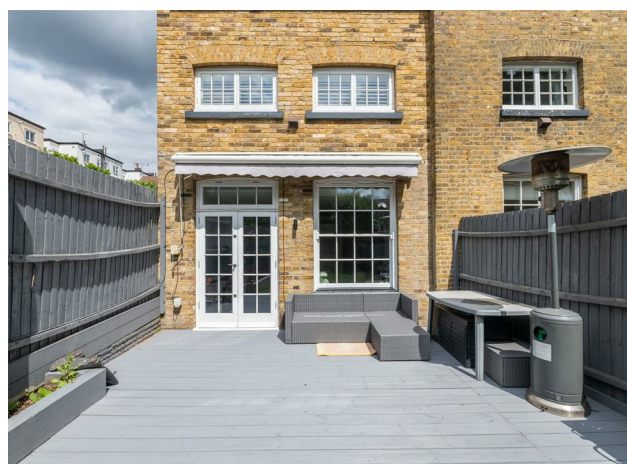
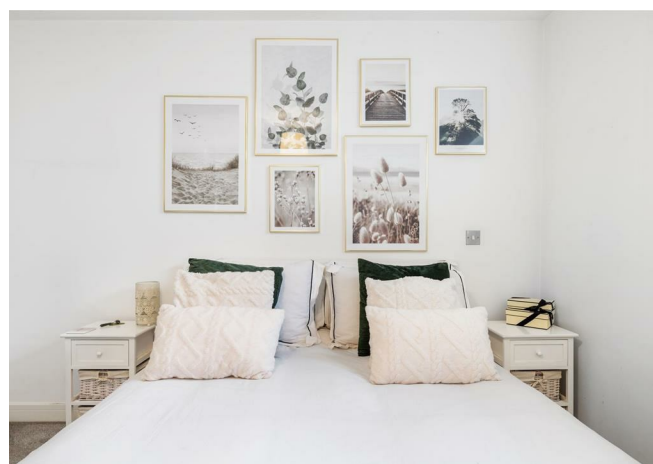
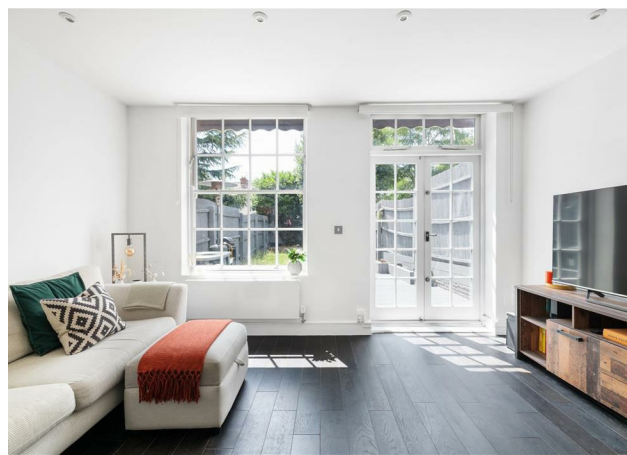
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll step into your pristine and welcoming hallway, past some substantial fitted storage, to find your vast reception/kitchen straight ahead. Deliciously dark engineered hardwood flows seamlessly underfoot into your 250 square foot reception/kitchen. In here you have a glossy white suite of cabinets and contrasting worktops at one end, facing a large window set and French doors at the other. A handsome, handy breakfast bar sits in between.

Throw the French doors back for your private garden. Out here a pristine, substantial, smoky grey timber deck gives way to a lush length of lawn, ending in mature trees and a handy shed, all flanked by matching grey timber fencing. Back inside and your bedroom's a sizeable double of 130 square feet, with seamless floor to ceiling fitted wardrobes and plush carpet. Finally, your bathroom is tiled top to toe in sandstone with a designer suite and shower over the tub.

Outside and, as noted, it's less than five minutes on foot to South Woodford tube station, sat in zone four for the Central line. From

here you can get directly to Liverpool Street in eighteen minutes, putting the City well within a half hour door to door. Heading to the West End? Tottenham Court Road is just nine minutes further and you can be exploring Soho in a little more than thirty minutes after leaving your new home.

WHAT ELSE?

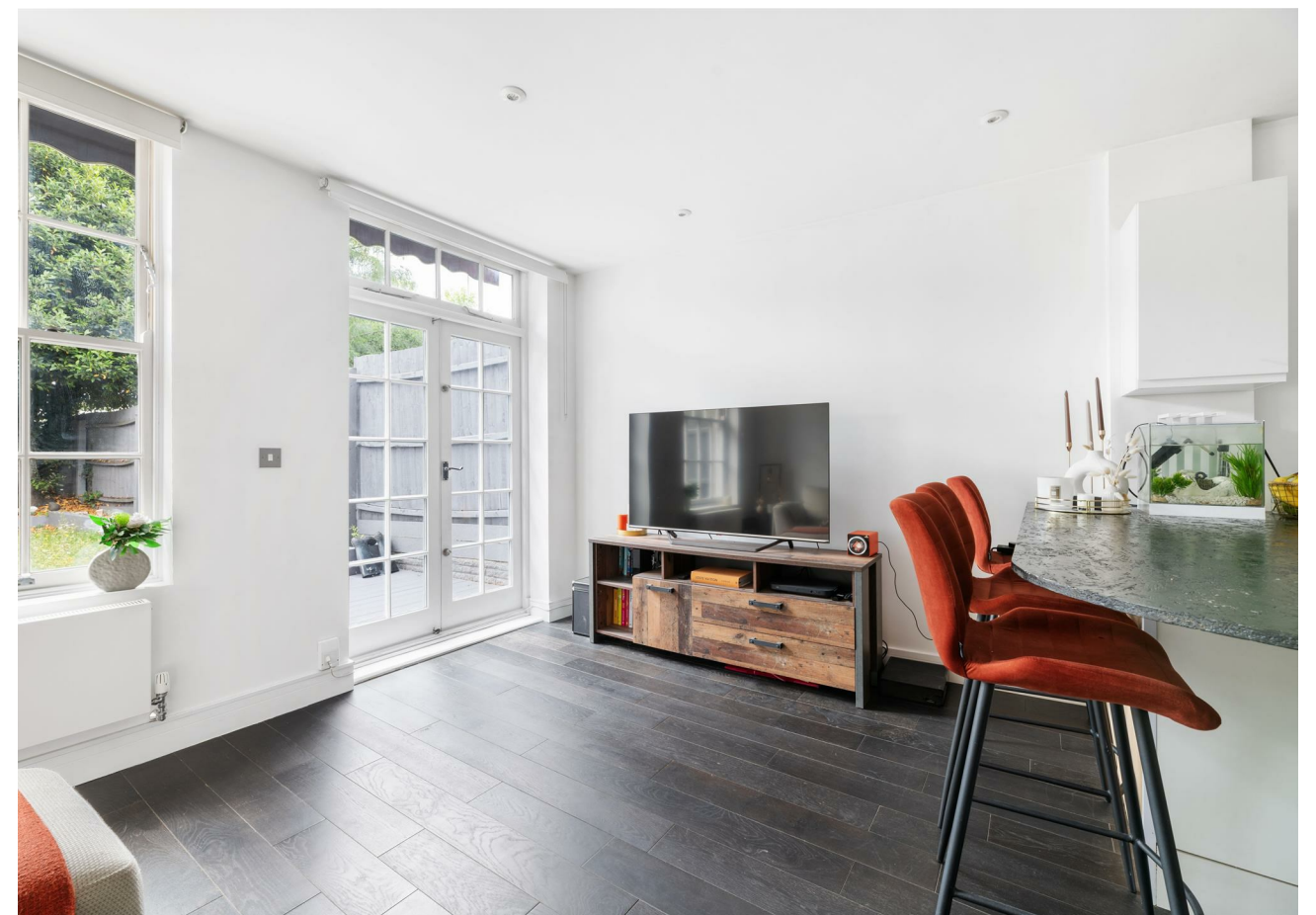
- Right on your doorstep, George Lane is home to a wide choice of cafes, bars and restaurants, as well as day to day amenities and even an art deco Odeon cinema.
- You have a private, allocated parking space and drivers can be on the North Circular in around five minutes.
- The multi award winning Grand Trunk Road, one of the capital's finest Indian restaurants, and featured in the Michelin guide for five straight years, is just a ten minute stroll away. Perfect for date nights.



A WORD FROM THE OWNER...

"We have loved living here given we both work in the City so having the station this close has been perfect, Its been such a luxury having so many restaurants and shops also within a couple of minutes walk, we are spoilt at the weekend. Can honestly say we have never lived in such an amazing location. At the weekends we love making use of Epping forest to walk the pup and the stools at the Sunday market is a lovely bonus to the area! The garden was such a big factor in why we bought the property and it hasn't disappointed! We love the fact we can entertain here with our friends and family. "

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Reception/Kitchen

14'6" x 17'7"

Bedroom

11'2" x 11'10"

Bathroom

5'9" x 7'1"

Garden

42'7"



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