

Total Area: 56.7 m<sup>2</sup> ... 610 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception Room  
16'4" x 11'10"

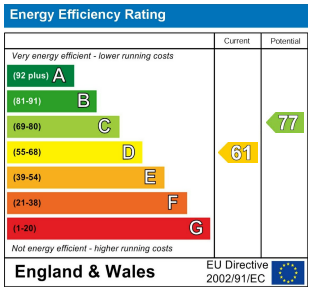
Kitchen  
8'8" x 7'11"

Bathroom  
8'8" x 5'5"

Bedroom  
12'6" x 8'10"

Bedroom  
12'5" x 10'6"

Garden  
26'2" x 32'9"



## ONSLOW GARDENS, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Private Rear Garden
- First Floor With Access Only Loft Storage
- Modern Kitchen & Bathroom
- Lounge With Large Bay Window
- Well Maintained Building
- Short Walk To South Woodford Tube
- Easy Access To Roding Valley Park

Tucked away on a quiet residential street in one of South Woodford's most sought-after pockets, this light-filled two-bedroom apartment sits on the first floor of a beautifully kept property. Inside, you'll find a charming blend of original character and contemporary comfort, while outside, a spacious private garden offers a leafy retreat complete with storage.

With Roding Valley just moments away and South Woodford's excellent amenities close by, this is a home that offers the best of both worlds: calm, leafy surroundings and fantastic connectivity.

REQUEST A VIEWING  
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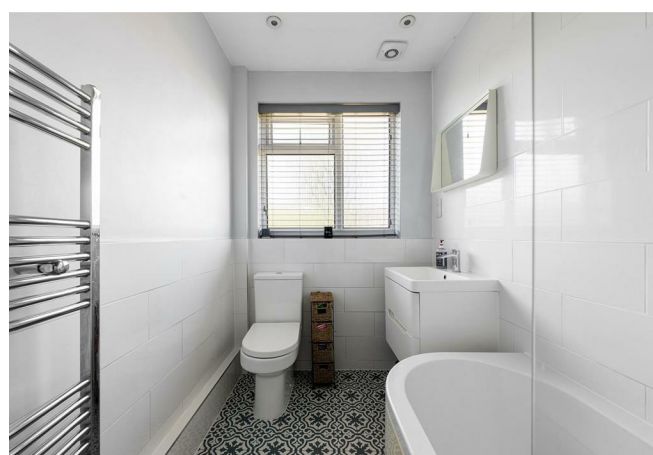
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#### IF YOU LIVED HERE...

You'll quickly fall in love with you serene, tree-lined street, and that's before you've even stepped inside your home... The reception room is bright and airy, with generous windows and timber floors that reflect the natural light. There's ample room to relax and dine here, and just across the hallway, the kitchen strikes the perfect balance between classic and contemporary - with a butler sink, vintage-inspired fixtures, and sleek modern appliances.

Step outside into your expansive private garden, surrounded by leafy greenery, with the benefit of storage, too. Back inside, both bedrooms are generous doubles, stylishly finished and ready to move into. The bathroom is bright and well-designed, with clean lines and quality fittings.

When it comes to green space, you're spoilt for choice. The Roding Valley Nature Reserve is practically on your doorstep, offering tranquil walks and a rich sense of wildlife. And with the ancient expanse of Epping Forest nearby, weekend rambles are practically guaranteed.

You'll also enjoy being close to South Woodford's excellent selection of shops, cafés, and restaurants - from high street favourites like Waitrose and M&S to independent spots and a local Odeon. South Woodford station is an easy 11-minute walk away, connecting you to Liverpool Street in just over 20 minutes on the Central line. For drivers, the North Circular is close at hand.

#### WHAT ELSE?

- Make the Railway Bell your new local. Ten minutes away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment.
- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just 13 minutes away on foot. Just one mile away you'll find Jones & Sons, the sister brand of the Dalston dining hot spot - you'll want to visit asap. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers' market is held.
- Parents will be pleased to learn there's an abundance of highly regarded primary and secondary schools in the area.



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

"We have loved living in this flat. It's location is great - within 10 minutes of South Woodford central line station and also within walking distance of Wanstead. An entrance to Roding Valley Park is just opposite the property and has a lovely walking route."

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