



Kitchen / Dining / Reception Room  
22'9" x 19'9"

Balcony  
22'11" x 7'2"

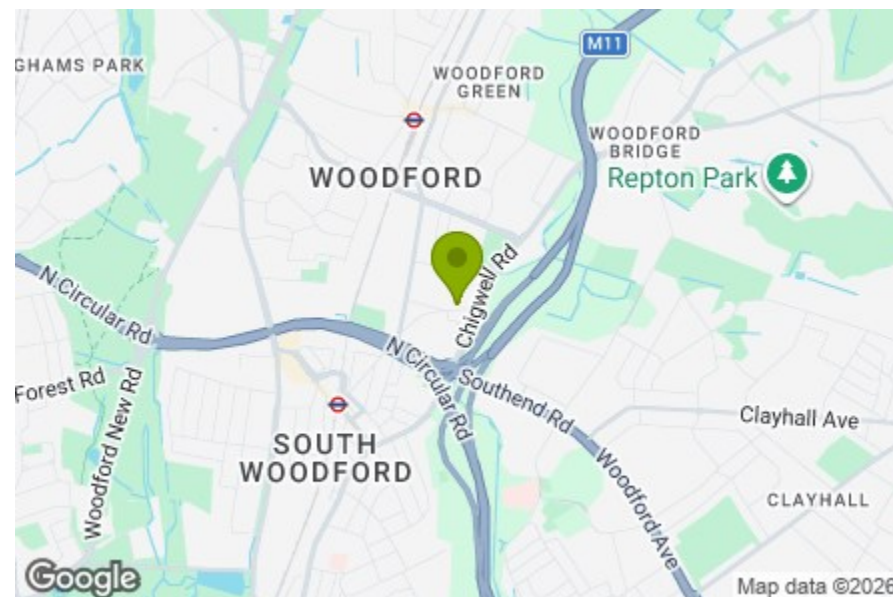
Bedroom  
14'2" x 10'11"

Bedroom  
17'1" x 12'5"

Ensuite  
7'9" x 5'5"

Bathroom  
7'3" x 5'2"

Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAYBANK ROAD, SOUTH WOODFORD Offers In Excess Of £475,000 Leasehold 2 Bed Apartment - Penthouse



### Features:

- Exceptional Penthouse Apartment Featuring Substantial South-Facing Terrace
- Two Generous Double Bedrooms, Both Offering Excellent Proportions
- Allocated Parking Space
- Extensive Glazing Throughout With Fantastic Views
- 925 Sq ft Of Internal Living Space
- Two Bathrooms, Including Luxurious En-Suite To Principal Bedroom
- Architecturally Striking Zinc-Clad Exterior
- Within Warranty Period

Set on the third floor of an architecturally striking low-rise development, this exceptional penthouse-style apartment combines design-led living with an abundance of natural light and spectacular views. Offering two bedrooms, two bathrooms, a secluded south-facing terrace, and allocated parking, the home is defined by expansive glazing throughout, creating a wonderfully bright living space.

Perfectly positioned between the greenery of Epping Forest and Roding Valley, the apartment enjoys the best of both worlds; a peaceful, nature-filled setting with South Woodford's vibrant amenities and excellent transport connections just moments away.

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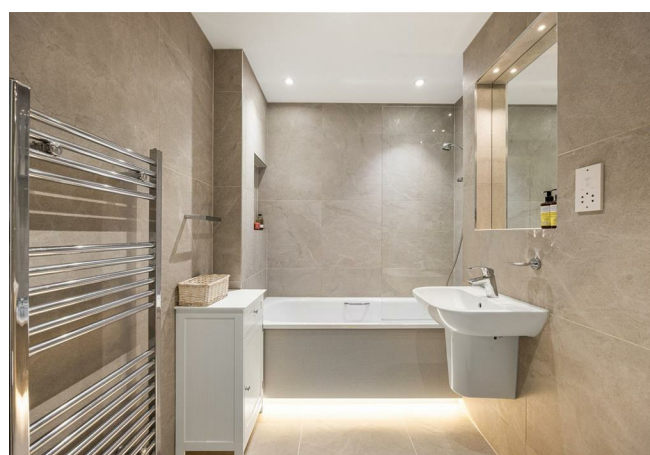
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#### IF YOU LIVED HERE...

Bathed in natural light and framed by sweeping skyline views, this impressive 925 square foot apartment feels wonderfully bright, open, and effortlessly spacious from the moment you step inside.

The open-plan living and dining space features warm engineered flooring, soft neutral tones, and dual-aspect glazing. Striking Crittall-style frames add an industrial edge while enhancing the flow of light throughout. Cleverly set just apart, the sleek kitchen enjoys the same bright outlook while offering a more defined space for cooking and entertaining.

Both bedrooms have been beautifully finished in a considered palette and benefit from built-in storage, with the master further enhanced by a stylish ensuite. The main bathroom has the same refined contemporary aesthetic, ensuring comfort and practicality in equal measure.

Stepping outside, the south-facing decked terrace is a true highlight, wonderfully private, generously sized, and perfectly positioned to capture the sun throughout the day. It's an exceptional extension of the living space.

Elmhurst Gardens, Epping Forest, and Roding Valley nature reserve are all close by, with the latter offering scenic walking routes, picnic spots, and abundant wildlife just moments from your front door.

Despite the tranquil surroundings, South Woodford's vibrant amenities are within easy reach, including Waitrose, M&S, an Odeon cinema, independent coffee shops, and popular restaurants. And every third Sunday of the month, the much-loved South Woodford Farmers' Market brings the community together with artisan produce and local favourites.

#### WHAT ELSE?

-South Woodford station is around 17 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.

-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 16 minutes away on foot.

-Make the Railway Bell your new local. Just 15 minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



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

"This was our first home and it has been a wonderful place to live for the past five years. We have loved being a part of such a friendly community with brilliant neighbours who truly look out for one another. We have a lovely local area with easy access to the tube and a range of lovely cafés, restaurants and pubs. Elmhurst Park is just around the corner and this is a lovely place to go for a walk, have a picnic or play a game of tennis on their courts. We are very sad to be leaving but we look forward to our next chapter outside of London and hope the next owners will love living here as much as we have."

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