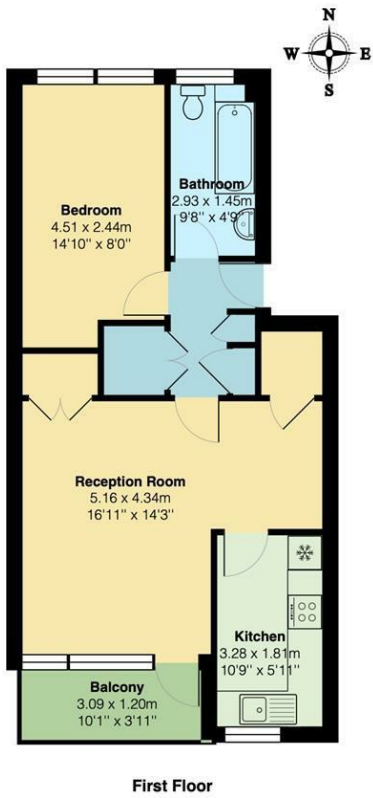




Total Area: 47.8 m² ... 515 ft² (excluding balcony)
All measurements are approximate and for display purposes only

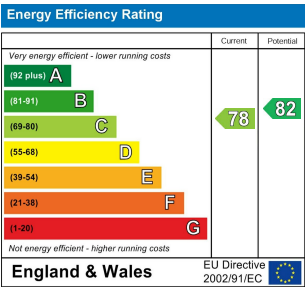
Reception Room
16'11" x 14'2"

Balcony
10'1" x 3'11"

Kitchen
10'9" x 5'11"

Bedroom
14'9" x 8'0"

Bathroom
9'7" x 4'9"



CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £260,000 Leasehold
1 Bed Apartment



Features:

- Purpose Built One Bedroom Apartment
- Popular Development With Communal Outside Space
- First Floor
- Private South Facing Balcony Overlooking Gardens
- Long Lease
- Parking
- Short Distance From George Lane & Station
- Close To Churchfields Recreation Ground & Elmhurst Gardens

Set on the first floor of a popular purpose-built development, this well-presented one bedroom apartment offers a practical layout, a private south facing balcony overlooking the communal gardens, allocated parking and a long lease. Churchfields Recreation Ground and Elmhurst Gardens are both close by, while George Lane and South Woodford Station are within easy reach for shops, cafés and Central line connections.

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IF YOU LIVED HERE...

Stepping inside, the hallway provides access to the main rooms, leading through to a bright reception and dining room where a glazed door opens onto the south facing balcony. Overlooking the communal gardens, it's an easy spot to enjoy a morning coffee or unwind at the end of the day. The separate kitchen is accessed directly from the reception room and is smartly presented with cabinetry, generous worktop space and room for all the essentials.

The double bedroom is a comfortable retreat, while the bathroom is finished in a clean, contemporary style with a bath and shower above. Throughout, the apartment has a bright, well-kept feel and benefits from the attractive communal outside space that surrounds the development. Whether you're looking for your first home or an easy-to-maintain property in a well-connected location, this apartment offers a great balance of comfort and convenience.

WHAT ELSE?

- South Woodford Station is within easy walking distance, providing Central line services into the City and West End, while George Lane offers an excellent choice of independent cafés, restaurants and everyday shopping.
- Churchfields Recreation Ground and nearby Elmhurst Gardens provide green open space for walks, exercise and time outdoors, with Epping Forest also within easy reach.
- Local favourites nearby include Bobo & Wild for coffee, the monthly South Woodford Farmers' Market and Jones & Sons for brunch or dinner, all within the neighbourhood.



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, Boxx & Pause Pilates 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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