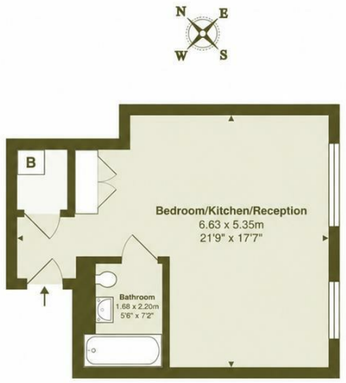
THE STOW BROTHERS



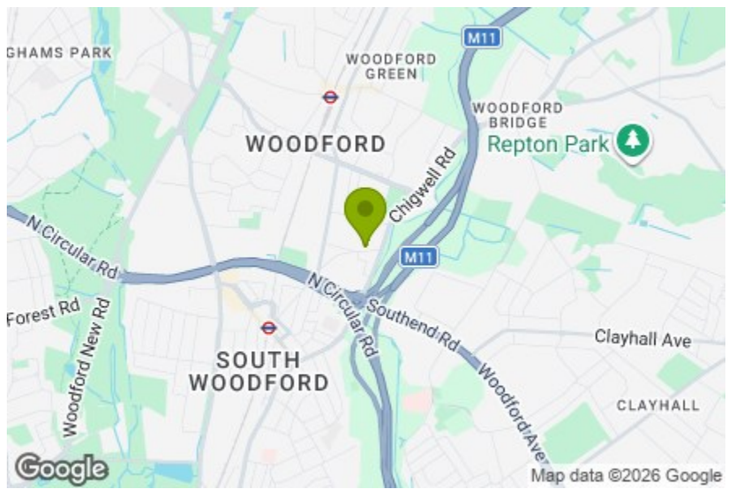
First Floor

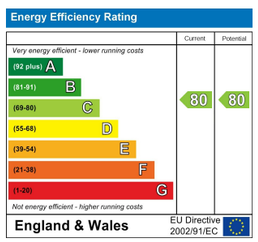
Total Area: 31.1 m² ... 334 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom/Kitchen/Reception
21'9" x 17'6"

Bathroom
5'6" x 7'2"





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THE STOW BROTHERS

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MAYBANK ROAD, SOUTH WOODFORD

Offers In Excess Of £210,000 Leasehold Studio Apartment

Features:

- First Floor Studio Apartment
- Built Five Years ago/Under NHBC Warrenty
- Sleek & Smart Finish
- Bright & Airy
- Integrated Kitchen
- Long Lease & Modest Service Charges
- Secure Video Entry System
- Close to Roding Valley Park
- Short Walk to South Woodford Station
- Chain Free

This bright, contemporary studio apartment sits on the first floor of a modern development in South Woodford, with thoughtfully arranged interiors and a clean, understated finish throughout. Built just five years ago, the property offers an appealing balance of modern living and everyday convenience, with South Woodford Station, the independent cafés and restaurants of George Lane, and the green open spaces of Roding Valley Park all within easy reach.

REQUEST A VIEWING
0203 3691818



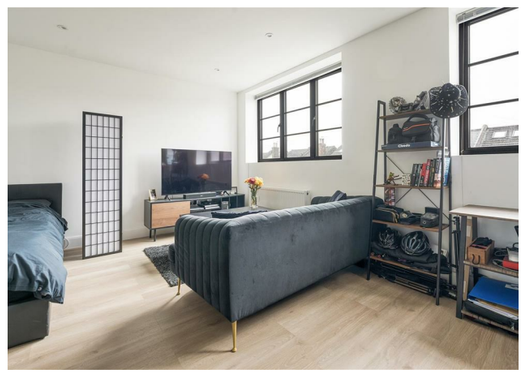












IF YOU LIVED HERE...

Step inside and you'll find a bright, open-plan living space, where pale wood-effect flooring and crisp white walls create a fresh, airy feel. Two generous black-framed windows bring in plenty of natural light, while the well-proportioned layout comfortably accommodates a sleeping area, lounge and workspace. There's room to make the space your own, with a fitted wardrobe providing useful storage and plenty of flexibility when arranging furniture.

The kitchen sits neatly within the main living area, finished with sleek grey cabinetry, pale worktops and integrated appliances. Its L-shaped design makes good use of the available space, with a built-in oven, gas hob and contemporary extractor hood. The neutral finishes continue into the separate bathroom, where large-format stone-effect tiles, a bath with shower overhead, chrome heated towel rail and mirrored cabinet create a smart, cohesive finish.

The apartment also benefits from a secure video entry system, a long lease and modest service charges. With the building completed around five years ago and the property benefiting from an NHBC warranty, there's plenty of appeal for those looking for a modern home in a well-connected neighbourhood.

WHAT ELSE?

- South Woodford Station is within walking distance, offering direct Central line connections to Stratford, Liverpool Street and the West End. George Lane is also home to a good selection of shops and everyday amenities.
- For coffee or brunch, independent favourite Bobo & Wild is a lovely local option, while Jones & Sons is another popular spot for dining. The South Woodford Farmers' Market, held on the third Sunday of each month, is also a welcome addition to the neighbourhood.
- Roding Valley Park is close by, offering leafy walking routes along the River Roding, while Elmhurst Gardens provides another peaceful green spot.



A WORD FROM THE OWNER...

"I have loved my time in this property and have found it a great place to live. Inside I've enjoyed the modern look, function and insulation from noise and cold. Outside I've benefitted from its proximity to gyms, supermarkets, cycling through Roding Valley Park, garages, when needed and an easy walk to the station for daily commuting as well as George lane for shops, pubs and coffee shops. Having an easy walk to the station and multiple bus stops nearby helps it to feel well connected. While moving on to the next chapter, I know it will make someone else very happy as a place to live."

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