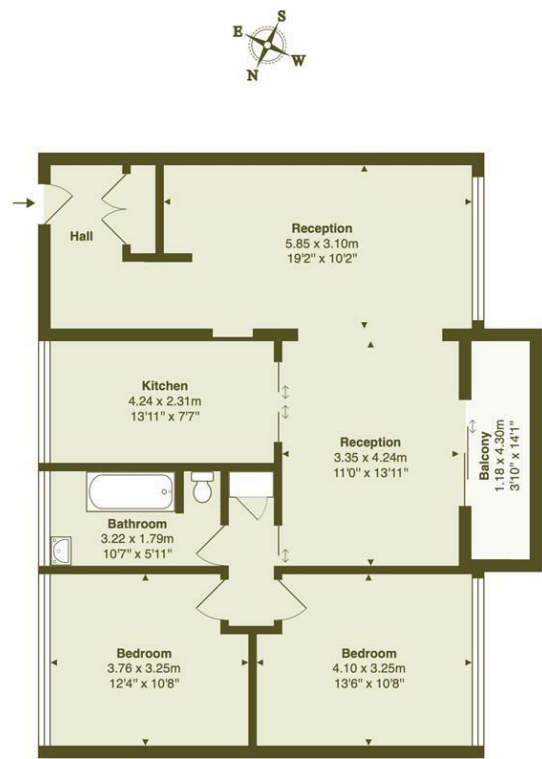




First Floor

Total Area (Excluding Balcony): 88.3 m² ... 951 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.

Reception
19'2" x 10'2"

Reception
10'11" x 13'10"

Kitchen
13'10" x 6'11"

Balcony
3'10" x 14'1"

Bedroom
13'5" x 10'7"

Bedroom
12'4" x 10'7"

Bathroom
10'6" x 5'10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



WOODFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £535,000 Leasehold

2 Bed Apartment



Features:

- Two Bedroom Apartment
- Short Walk To Snaresbrook & South Woodford Stations
- Private Balcony with Leafy Views
- Manicured Communal Gardens
- Easy Access to Eagle Pond
- Immaculately Presented
- Fantastic Natural Light
- Approx. 951 Sq Ft
- Boiler/Utility Room Outside Property

Set within a leafy South Woodford development, this generously proportioned two bedroom apartment has an easy sense of space, with two reception areas, plenty of natural light and a private balcony looking out towards the surrounding greenery. Snaresbrook and South Woodford stations are both within easy reach, while Eagle Pond and the cafés, restaurants and shops around George Lane add plenty nearby.

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IF YOU LIVED HERE...

The entrance hall leads into the first of two connected reception areas, with wooden flooring running throughout and wide windows drawing in plenty of daylight. There's ample room for a comfortable seating area as well as a separate workspace, while the adjoining dining room opens directly onto the private balcony. From here, sliding doors connect to the separate kitchen, where wood-effect cabinetry, pale worktops and patterned flooring sit alongside integrated appliances. At around 951 sq ft overall, the apartment has notably generous proportions.

A further hallway leads from the dining room to the two bedrooms and bathroom. Both bedrooms are well sized and naturally bright, with wide windows and wooden flooring, while the bathroom is finished with blue tiling, patterned flooring and a bath with shower above. Outside, the balcony provides a useful spot to sit among the leafy surroundings, and the development itself is framed by manicured communal gardens.

WHAT ELSE?

- George Lane has a good mix of places to eat and meet, including independent Bobo & Wild - South Woodford "Coffee, Brunch & Bakery" for coffee and brunch, alongside Bread & Oregano.
- Eagle Pond is close by, with the wider Epping Forest area providing plenty more green space to explore, while South Woodford and Snaresbrook stations put the Central line within easy reach.
- For something closer to home, Dada on the High Road is another independent local coffee spot, while the shops and everyday amenities of South Woodford are nearby.



A WORD FROM THE OWNER...

"I grew up locally so I know the area well and was delighted that I got the keys to this property. We invested a lot of time and savings into an extensive update to the flat, we knew we'd be staying here a while and wanted to get the most out of it. We love the wall to wall windows and which give us a lovely view of the Drive, especially in the spring and autumn, the balcony is a great place to have your morning coffee to start your day. We love the location, it's about 40 mins to the office in the City, with lots of transport options. We are a short walking distance to both South Woodford and Wanstead high streets, which feel safe, and offer a vibrant and varied choice of supermarkets, shops, cafes and bars. We've spent a lot of time in both Epping Forest and Wanstead park, each about a 10 minute drive away, also reachable by bus. The green spaces were important to us when choosing where to live and having these options is great! If you have kids or are looking to start a family, there are a number of very highly rated schools in the catchment area, both state and public."

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