

HOUSE 1

Total Area: 156.0 m² ... 1679 ft² (excluding garage, roof terrace, garden)

All measurements are approximate and for display purposes only

Ground Floor

Open Plan Kitchen
3.20 x 5.20m
10'6" x 17'1"

Utility Room
3.30 x 2.20m
10'8" x 7'3"

WC
1.00 x 1.50m
3'3" x 5'0"

Garage
4.50 x 5.50m
14'9" x 17'5"

Garden

Please note
these car parking
spaces do not
form part of
this property

First Floor

Bedroom 1
3.10 x 4.20m
10'2" x 13'9"

Bedroom 2
3.30 x 3.20m
10'8" x 10'6"

Bedroom 3
2.70 x 3.20m
8'10" x 10'6"

Bedroom 4
2.35 x 3.20m
7'7" x 10'6"

Ensuite
1.60 x 2.20m
5'3" x 7'2"

Bathroom
2.00 x 2.20m
6'7" x 7'3"

Second Floor

Roof Lounge
4.50 x 5.50m
14'9" x 17'5"

Roof Terrace
4.50 x 5.50m
14'9" x 17'5"

Terrace

Open Plan Kitchen
11'5" x 26'10"

Utility Room
12'11" x 8'7"

WC
4'11" x 5'2"

Bedroom 1
10'2" x 13'9"

Bedroom 2
12'9" x 10'5"

Bedroom 3
8'10" x 10'5"

Bedroom 4
7'6" x 10'5"

Ensuite
5'2" x 7'2"

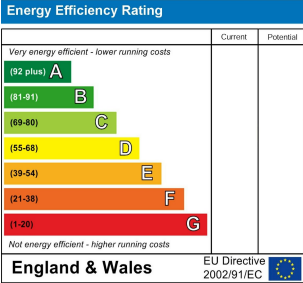
Bathroom
6'6" x 7'2"

Roof Lounge
15'1" x 17'8"

Roof Terrace
14'9" x 21'3"

Garage
14'9" x 17'4"

Garden



LYNWOOD CLOSE, LONDON

Asking Price £875,000 Freehold

4 Bed House - Terraced



Features:

- Boutique Mews Development
- Open Plan Living
- Secure Gated Development
- Private Front Gardens plus Garage and Cycle Storage
- Roof Terrace
- Photovoltaic Panels
- Ten Year Build Warranties
- Short Walk to South Woodford Station
- Easy Access to Epping Forest
- Short Commute into Bank Station

An impeccably stylish, beautifully curated four bedroom home, all finished to a high standard. Located on a quiet leafy cul de sac within a gated modern mews development, you're just a short sixteen minute walk from South Woodford station.

Functionality and high quality design is reflected in every room, with welcome features such as sustainably sourced flooring, stain resistant carpeting, a QETTLE tap, solar panels, and energy efficient LED downlighting.

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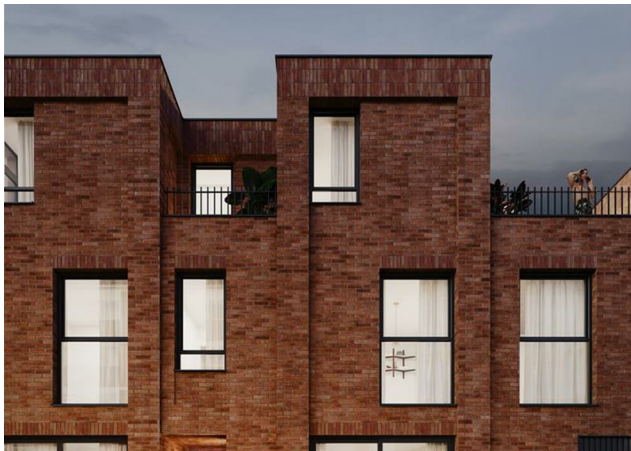
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REQUEST A VIEWING

0203 325 7227



IF YOU LIVED HERE...

You have 1680 square feet of bright and airy living space, all elegantly furnished with contemporary, bespoke design and on trend fixtures. The ground floor, in an open plan layout equipped with underfloor heating, features a modern and durable kitchen complete with a breakfast bar, quartz countertops, warm under cabinet lighting and Bosch appliances. Adjacent to the kitchen is a spacious living area, decorated in neutral taupe and enhanced by downlights and floor to ceiling doors that flood the space with light. You also have a convenient utility room equipped with a combination washer and dryer, as well as a stylish WC.

Upstairs on the first floor, you'll find three spacious, softly toned, double bedrooms and a single bedroom that is perfect for use as a home office. All four bedrooms are flawlessly designed with abundant natural light, soft carpet that is stain resistant, floor to ceiling wardrobes with automatic interior lighting, and adjustable downlights. The second largest bedroom also features a generous en suite with separate shower cubicle. The impressive interior design continues in the first floor bathroom, home to a rainfall shower and bathtub, stylish earth toned tiles, bronze hardware, and a heated towel radiator.

Your second floor is made up of a spacious 580 square foot rooftop lounge and terrace, perfect for relaxed outdoor entertaining or simply savouring your morning

cup of coffee. The split indoor and outdoor layout ensures relaxation, regardless of the weather or season, allowing you to move in and out with ease. Heading back downstairs to your ground floor, you'll find a private, easy maintenance, high fenced garden, complete with an elevated patio area that can be accessed directly from your living space.

Your new home is nestled in South Woodford, a community centric and lush green area teeming with beloved dining spots, independent cafes, quintessential pubs, and an overall relaxed pace of life. As noted, you're a quick walk from South Woodford station, where a twenty minute ride on the Central line whisks you straight into the heart of the City. George Lane is also nearby, with beloved local hotspots including your new local, The George Woodford, and a delicious breakfast and brunch venue, Tipi Coffee Co. There's also a monthly farmer's market, with a wide variety of local produce. Getting out into nature is easy, in just under half an hour you'll find yourself surrounded by Epping Forest's massive ancient woodlands.

WHAT ELSE?

- Parents will be pleased to know that, within a one mile radius of your home, there are no less than ten schools with 'Outstanding' or 'Good' ratings by Ofsted.
- Roding Valley Park is less than a ten minute walk away, with a spacious and open green area perfect for dog walks and morning runs.
- Woodford is just over twenty minutes away, with more lovely local amenities such as Bread and Marmalade Cafe' and Rosso Italian restaurant.

A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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