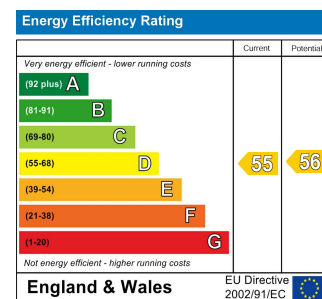
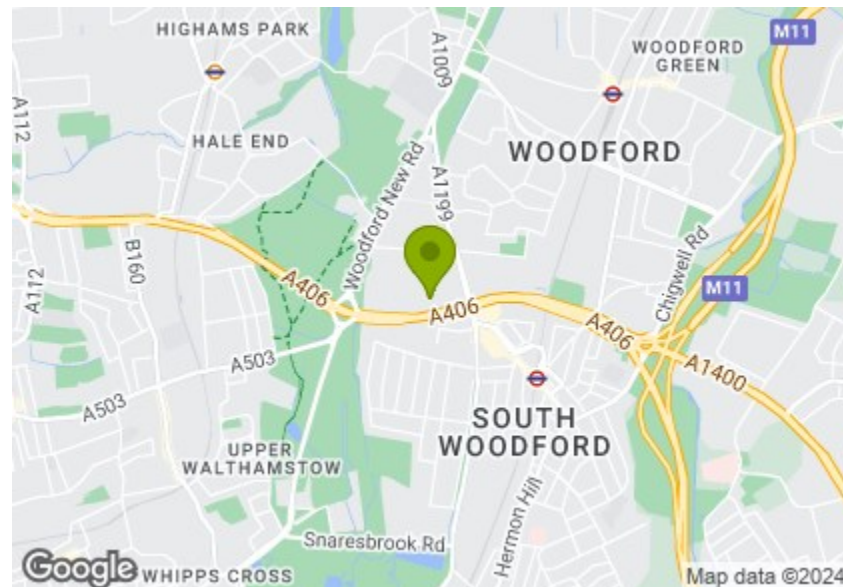


Total Area (Excluding Garage): 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>

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.



## BUCKINGHAM ROAD, SOUTH WOODFORD

### Offers In Excess Of £350,000 Leasehold 2 Bed Apartment - Purpose Built



#### Features:

- Two Bedroom 2nd Floor Apartment
- Substantial Communal Gardens
- Garage on bloc
- Large Living Room With Space For Table & Chairs
- Beautiful Eclectic Condition Throughout
- Bright & Sunny Property
- Short Walk To George Lane
- Close To Epping Forest
- Original floors
- 900+ year lease

A characterful and spacious two bedroom, second floor apartment perched in a low rise development with lush communal grounds and private garage. It's all just a few minutes' walk from South Woodford's George Lane, for amenities galore.

You're in pole position for the vast open greenery of Epping Forest, too. The Grove Road footpath starts just five minutes from your front door and is your gateway to London's lungs. Here you can stroll south as far as Wanstead Flats or north all the way to Theydon Bois.

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0203 369 6444

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0203 397 9797

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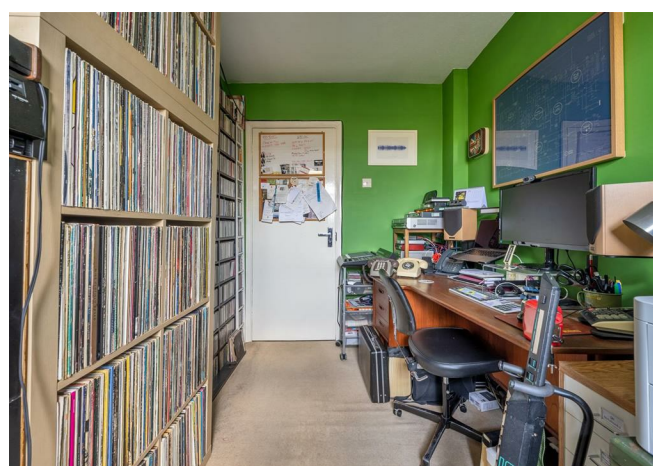
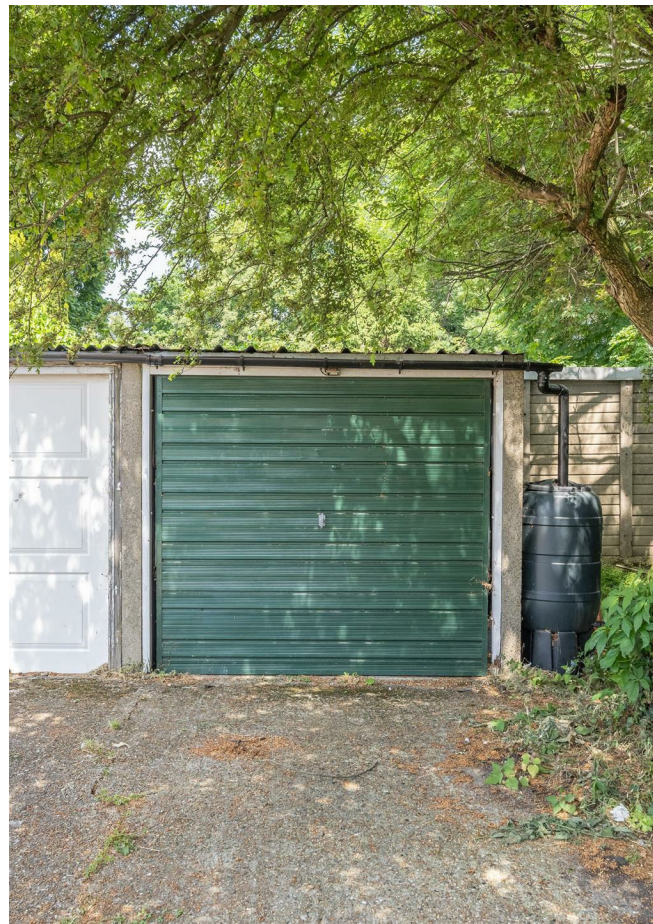
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IF YOU LIVED HERE...

You'll be stretching out in your 160 square foot lounge/diner with cosy cream carpet underfoot, streams of natural light, and dove grey walls complemented by mustard yellow flourishes. With plenty of space for dining it's an enticing spot. The kitchen sits next door and is home to a glossy suite of sunflower yellow units, miniature letterbox tiles and integrated appliances.

Pad across the hallway - past a wealth of handy storage space - and your bathroom comes with a shower over the tub, a traditional white suite and mosaic tiles. Next up is your principal sleeper - a 125 square foot double with a built-in mirrored wardrobe, blue hues on the walls and a leafy view. Bedroom two's a generous single in emerald green, a versatile space currently in use as a music studio.

Outside and the shops, cafes and supermarkets of George Lane are a five minute stroll away, including plenty of restaurants and gastropubs. South Woodford tube station sits in zone four on the Central line and will whisk you to the heart of London in less than twenty minutes. Drivers can be on the North Circular in a mere

moments, while a whole host of bus routes run from around the corner for destinations all over the capital.

WHAT ELSE?

- There are twelve primary/secondary schools in a one mile radius rated 'Good' or better by Ofsted. The 'Outstanding Churchfields schools are both less than half a mile away of foot.
- The South Woodford Odeon, set in a handsome Art Deco building, is just a six minute walk.
- Meeting up with friends? Elmo's is a few moments away and a superlative place for brunch or cocktails on the summer terrace. The jerk seabass with Caribbean coleslaw comes highly recommended.



A WORD FROM THE OWNER...

"My partner and I chose South Woodford because there is green space on our doorstep (just a short walk from the flat is Epping Forest and you can walk all the way to Epping through woodland), but also all the amenities you could need - wonderful cafes, a variety of supermarkets and international food emporiums, not to mention an original Odeon cinema. We have loved living in this flat. It has real mid-century charm and we've tried to decorate it in a style that reflects its heritage. The rooms are spacious and light - the kitchen is always filled with sunshine most of the day and the living room gets the best views of the sunset. Our neighbours are wonderful - we have an active Whatsapp group with both the residents of Dorchester Court and the wider Buckingham Road community - we look out for each other and there are often community events like street parties and charity cake sales. The grounds at the rear of the property are safe and secluded and families like to sit out there together and have picnics, BBQs and watch the children playing. We will be sad to leave."

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**Kitchen**  
6'9" x 10'10"

**Garage**  
7'10" x 15'7"

**Reception**  
15'8" x 10'10"

**Bedroom**  
11'11" x 6'11"

**Bedroom**  
11'11" x 10'4"

**Bathroom**



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