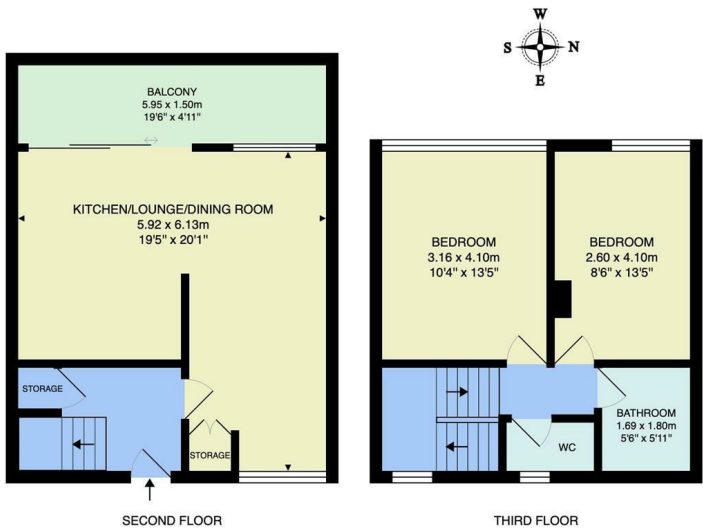




Kitchen / Lounge / Dining Room
19'5" x 20'1"

Balcony
19'6" x 4'11"

Bedroom
10'4" x 13'5"

Bedroom
8'6" x 13'5"

Bathroom
5'6" x 5'10"

WC

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.



CHURCHFIELDS, SOUTH WOODFORD
Offers In Excess Of £360,000 Leasehold
2 Bed Apartment - Purpose Built

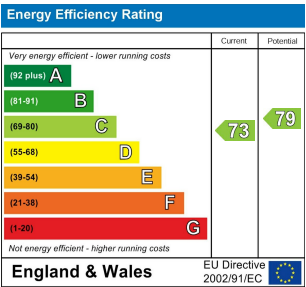


Features:

- Two Bedroom Duplex Apartment
- Long Lease On Completion
- Top Floor With Large Private Balcony
- Bathroom + WC
- Churchfields Primary School Catchment
- Spacious and Well Proportioned
- Bright & Airy
- Close to Shops
- Public Park Nearby
- Shared Parking in Car Park

A smart and sizeable two double bedroom duplex apartment perched on the second and third floors of a low rise block in South Woodford. With large, light-filled living spaces, a west-facing balcony and leafy views, this is quite the find.

Right across the road's a small green, while a two minute stroll east will bring you to Churchfields Gardens, with a playground and recreation ground. That's not the only nearby green space - Epping Forest is just an eight minute walk east for an endless expanse of nature.



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



REQUEST A VIEWING
0203 3691818

IF YOU LIVED HERE...

You'll be reclining and dining in your huge 350 square foot semi open plan kitchen/lounge/diner. The entire space is filled with natural light from floor to ceiling doors and windows, all framing gorgeous treetop views. Engineered honey-hued timber flooring effortlessly compliments the gleaming cream backsplash and wood effect suite of cabinets in the kitchen, while the dining and seating areas are laid open to the balcony.

Slide open the doors here for your west-facing eighty square feet of outside space, a haven for the green-fingered and a fine spot to watch the sun set. Elsewhere on this storey you'll find welcome extra storage in the kitchen and hallway. Head on up the stairs for two plushly-carpeted double bedrooms - the 140 square foot principal sleeper coming with yet more tranquil leafy views. Lastly, your family bathroom's home to a timber-panelled tub and mosaic tiling, and a handy separate WC sits next door.

Step outside and you'll find a covetable clutch of amenities on your doorstep. A four minute walk south will see you at Elmo's, or continue a couple of minutes further for South Woodford's Odeon cinema. Then head down George Lane

for a wealth of things to sup and savour, before coming to South Woodford tube station for swift jaunts into central London courtesy of the Central line. Stratford (for East Village, Westfield and the Olympic Park), Liverpool Street (for the City) and Tottenham Court Road (for Soho and the West End) are all a quick shuttle away here.

WHAT ELSE?

- You have ten primary/secondary schools rated 'Good' or better sitting in a mile radius of your new abode. 'Outstanding' rated Churchfields Infants' and Junior schools are just three minutes' walk.
- Just 0.2 miles away, you'll find Jones & Sons, the sister restaurant to the Dalston dining hotspot - a must-visit. Be sure to mark your calendar for every third Sunday of the month, when the South Woodford Farmers' Market takes place.
- Three bus routes run from just around the corner, serving destinations all across the capital. The N55 in particular is a handy option for evenings out, running from Tottenham Court Road and through the City and East End all night long.



A WORD FROM THE OWNER...

"South Woodford is a lovely place to live. Local amenities are plentiful including a cinema, lots of excellent pubs and restaurants, cafes and coffee shops, two big supermarkets, a few gyms, a local library, and regular monthly farmers' markets both in South Woodford and nearby Wanstead. Take a walk down Churchfields to find the lovely Churchfields Garden, great for picnics or entertaining young children. Continue down the road and there's the beautiful Elmhurst Gardens. Walk in the opposite direction up Chelmsford Road and you find yourself immersed in Epping Forest within a few minutes, with lovely trails to take you to Hollow Pond or Highams Park & Lake depending on which direction you fancy. The local access to this wooded area and miles of trails is an unexpected and wonderful part of South Woodford's charm. In addition to all of that, you have access to excellent local schools, both primary and secondary. South Woodford is also well positioned on the Central Line, making central London and all of it's attractions just a short tube ride away. Hockley Court is well positioned being within walking distance of everything mentioned above. There's a lovely community of people living in the apartments of Hockley Court, incredibly friendly and welcoming if that is something you wish to explore."

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM