



Total Area: 62.4 m² ... 672 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.

- Reception Room
15'0" x 10'11"
- Kitchen
12'3" x 7'7"
- Bedroom
11'3" x 10'11"
- Bedroom
12'3" x 12'0"
- Bathroom
7'6" x 6'3"
- Balcony
21'2" x 3'6"
- Balcony
14'10" x 3'6"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



ALTHORNE GARDENS, SOUTH WOODFORD

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



Features:

- Two Double Bedroom Apartment
- Second Floor
- Two Balconies
- 5min Walk to Snaresbrook Station
- Close to Wanstead High Street
- Epping Forest on Your Doorstep
- £10pa Ground Rent
- Chain Free

This bright and modern two-double bedroom apartment is situated on the second floor in a purpose-built block, which is just moments from Epping Forest's nature-filled Eagle Pond. Highlights within the apartment include the smart decor, separate kitchen/reception and two balconies - and the fact that it's being offered chain-free is another great bonus.

As well as all that sprawling nature, Wanstead's High Street is within easy reach, with its much-loved pubs, restaurants and stores, as is Snaresbrook station, which offers quick access to the city via the Central line.

REQUEST A VIEWING
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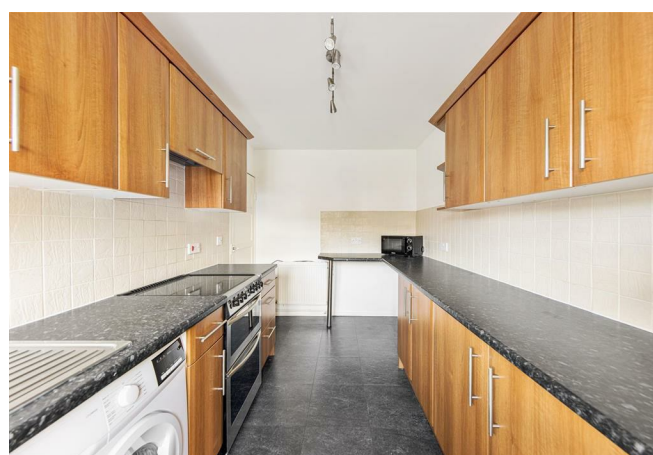
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IF YOU LIVED HERE...

With over 672 square feet of internal space, this is a home you can really bring your own personality to and enjoy spreading out in. Due to its neutral decor, the reception room has a bright and airy feel. There's plenty of room for working or relaxing, and the separate kitchen will be extra convenient, especially with its balcony, which you can spill out onto in warmer months. Since the reception room also has a balcony facing the opposite direction, it'll be a pleasure to catch the sun at either side of the day.

As for the bedrooms, they're both doubles, while the bathroom is a good-size too, with modern fittings and over-tub shower.

Back outside, venture along the edge of the leafy forest to the village-esque hub of Wanstead. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only about 17 minutes away from the city on the tube. Your nearest station is Snaresbrook, which is a 5 minute walk away, putting you less than half an hour away door to door.

If you want to stay local, though, Gail's Bakery will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant and Bombetta. Takeaway? Tiffin Tin is fantastically popular throughout the whole area. Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a 15 minute stroll away. The Duke Wanstead is another great option too.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an impressive Art Deco Odeon cinema. Leyton and Walthamstow are both close to hand too.

WHAT ELSE?

- Fancy a tippie with a view? The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is 12 minute stroll over Hollow Ponds and the perfect place to watch the sun go down.

- Drivers will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within independent school Forest School but accessible by the public via membership.



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 favourite 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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