

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		69	75
		EU Directive 2002/91/EC	



STANLEY ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold 2 Bed Flat



Features:

- Raised Ground Floor Apartment
- Two Double Bedrooms
- Shared West Facing Garden
- Long Lease
- Chain free
- Full of Natural Light
- Well Presented
- Garage (ideal for a small car, bikes or storage)
- New Double Glazing Throughout- Improved EPC

A naturally bright two bedroom apartment, on the elevated ground floor of a semi-detached conversion, with communal garden and the vast open greenery of Epping Forest just moments away. George Lane and South Woodford tube are also within easy reach.

In addition to the private garage, there is a parking space outside the property so can be on the arterial North Circular in less than five minutes. The property also comes with a long lease, so no renewal worries.

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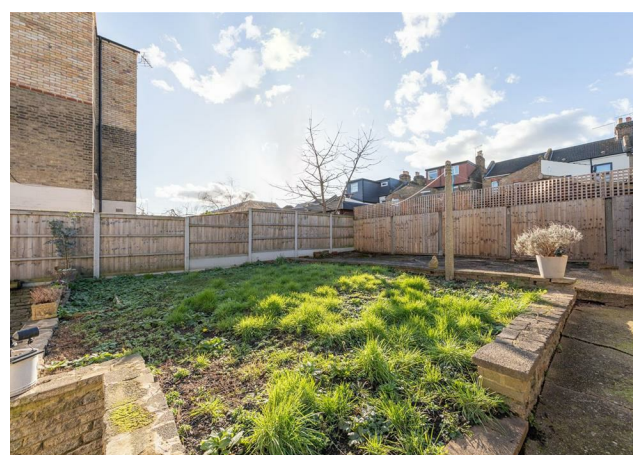
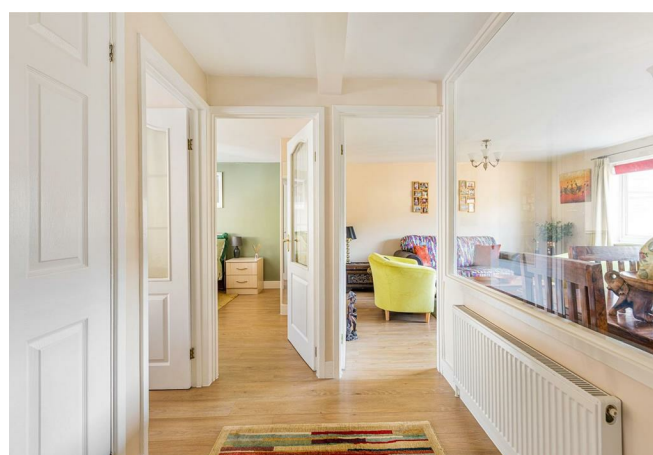
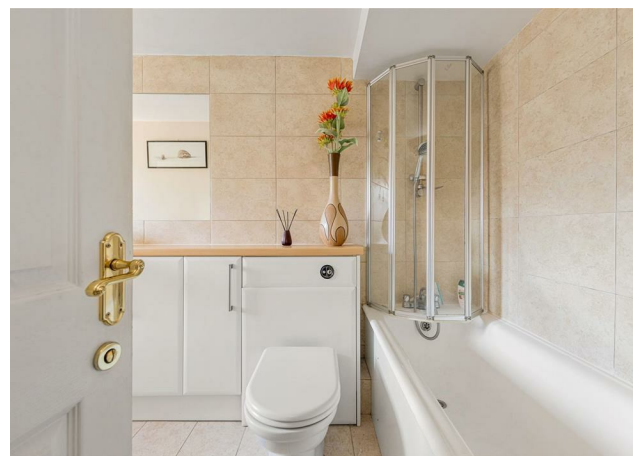
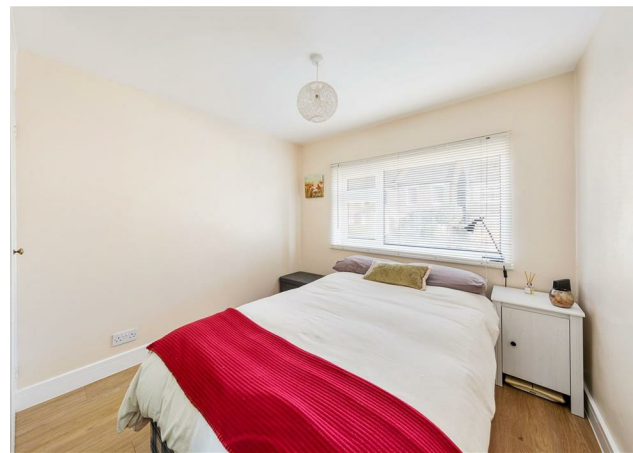
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REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be entering via that large entrance hall, with a wealth of incidental space and plenty of natural light courtesy of a sizeable window looking out into the 200 square foot reception room. In here you have blonde engineered hardwood underfoot, views of the garden and plenty of space for entertaining. There's also a hatch laying it all open to the kitchen.

In here you have dark, quartz effect countertops and plenty of pine cabinets, home to integrated appliances. Slate grey tiles flow underfoot. Next door your bathroom's spotless in white, with smoky sandstone tilework and a shower over the tub. Finally both bedrooms are sizeable doubles of 130 and seventy square feet respectively, there's a mint green statement wall in the principal sleeper, and more hardwood underfoot throughout.

Outside, and as noted, you're just a half mile on foot from the local social hub of George Lane, where you'll find a collection of bars, cafes and restaurants as well as day to day amenities like

supermarkets. Explore further and you come to South Woodford tube, around fifteen minutes on foot for speedy, direct connections to Liverpool Street and Tottenham Court Road via the Central line, putting both the City and West End less than forty minutes away, door to door.

WHAT ELSE?

- Epping Forest, East London's epic green space, starts just five minutes from your new front door. Ideal for joggers and strollers alike, you can wander for miles here, and forget you're in London.
- Film buffs will be pleased to find South Woodford's Art Deco Odeon Cinema just an eight minute walk away.
- Your communal, west-facing garden is a split level mix of patio and lawn. Ideal for barbecues and getting to know the neighbours.



A WORD FROM THE OWNER...

"I have owned the property for 24 years and have enjoyed living in South Woodford, but it's now time for a coastal home. The flat is quiet, bright and airy with a parking space outside the building, a sunny garden and a stone's throw from the beginning of Epping Forest. Great for weekend walks. In addition to a short walk to the Underground station, which has a very reliable mini cab office outside, and close proximity to the A406, M11 and M25, there are an abundance of amenities: Waitrose, M&S Food, Sainsbury's, Odeon Cinema, chain and independent restaurants, pubs and coffee shops including Gail's Bakery."

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