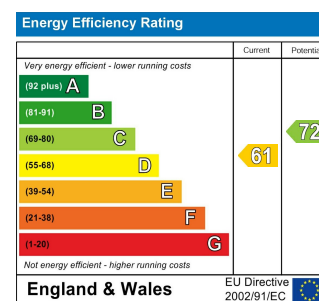


Total Area (Excluding Garage & Terrace): 75.9 m<sup>2</sup> ... 816 ft<sup>2</sup>

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.



## WOODFORD ROAD, SOUTH WOODFORD

### Offers In Excess Of £475,000 Share of Freehold

### 2 Bed Flat

#### Features:

- Ground Floor Two Bedroom Apartment
- Garage En Bloc
- Private Secluded Terrace
- Newly Fitted High Quality Kitchen
- Manicured Gardens
- Bespoke Japanese Window Dressings
- Share Of Freehold
- Short Walk To Snaresbrook & South Woodford Stations

A glorious two bedroom apartment on the ground floor of an elegant mid century development in South Woodford. With bright living space overlooking communal gardens, this home is also as little as thirty minutes from the City door to door.

You'll find more than 800 square feet of living space here, plus a secluded terrace, and the welcome addition of a garage. No more searching for a parking spot close to home, and you'll have extra room for storage to keep your stylish spaces appropriately clutter free - the eye catching Japanese shoji-style window shutters will surely inspire you to move towards minimalism.



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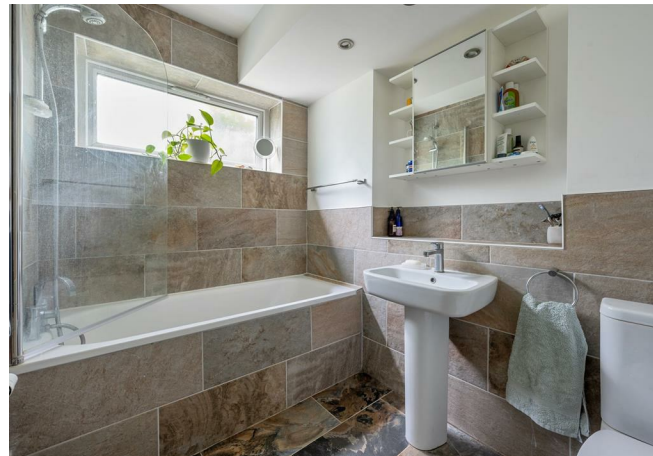
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#### IF YOU LIVED HERE

Your entrance hall leads straight into the lounge diner, a bright and welcoming 290 square foot space. Floor to ceiling windows overlook the gorgeous communal gardens, and are shaded by exquisite Japanese shutters. Your separate ninety square foot kitchen is to the fore, with brand new units in glossy white, topped by warm wood worktop. To the other end of your lounge, French doors open onto your paved terrace, which in turn gives on to a corner of the gardens.

From this outside space, another door takes you into your main bedroom, a generous 175 square foot space with its own beautiful window dressing. There's also a wall of original bespoke wardrobes with sliding doors. Step into your second hallway, and find bedroom two on your left. This one gives you 110 square foot of space, with its own bespoke wardrobe. Lastly you'll find your bathroom off this hallway. Part tiled in outside earthy shades, it's blessed with natural light and there's a modern white suite with shower over the tub.

You're just eleven minutes on foot from South Woodford station,

where the Central Line takes you to Liverpool Street in twenty minutes or Stratford in just under ten. Even closer is the ancient woodland of Epping Forest, nine minutes' walk from you. If you're driving, you'll find the North Circular close at hand. All the amenities of South Woodford are handy, and the centre of Wanstead is just a mile away.

#### WHAT ELSE?

- Your new local is The George, with a superb selection of real ales and its own sunny terrace on which to enjoy them.
- If you need somewhere to take your laptop for a few hours, the Bread & Oregano Greek cafe just by South Woodford station welcomes writers for as long as they want to linger.
- For that irreplaceable big screen experience, head to the Art Deco treasure that is the Odeon South Woodford, eight minutes up the road.



#### 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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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**Lounge/Dining Area**

13'5" x 21'3"

**Kitchen**

9'1" x 9'4"

**Bathroom**

6'2" x 7'9"

**Bedroom 1**

8'0" x 13'7"

**Bedroom 2**

14'5" x 11'11"

**Terrace**

15'5" x 5'6"

**Garage**

8'4" x 18'2"



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