



Total Area: 59.0 m² ... 635 ft²

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.



Energy Efficiency Rating	
Current	Potential
44	84

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



LANSDOWNE ROAD, LONDON

Offers In Excess Of £550,000 Freehold 2 Bed House - Semi-Detached



Features:

- Victorian Coach House
- Two Double Bedrooms
- Dramatic Vaulted Ceilings
- 56ft Well Stocked Garden
- Period Charm & Character
- Parquet Flooring & Feature Fireplace
- Modern Newly Fitted Bathroom
- Premier Location Close To George Lane
- Potential for Driveway (STP)
- 5min Walk to South Woodford Station

An utterly unique find. This charming Victorian family home is brimming with vintage character and original features, alongside some sleek designer details. All enviably located just a few minutes from George Lane and South Woodford tube.

You have a diverse and secluded garden to the rear. Fifty six feet long in all, a raised patio descends to a long lawn well stocked with lush, thriving greenery. All barely overlooked, and with nothing but clear skies on the horizon.

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IF YOU LIVED HERE...

You'll be stretching out in this one-of-a-kind, Victorian character home, with plenty of striking original features behind that charming rose pink brick facade. Step inside and you're immediately greeted by gorgeous rich blonde parquet flooring running underfoot in your 210 square foot through lounge. In here you have a smoky grey colour scheme punctuated by whitewashed timber beams up to the picture rails and handy open shelving. The vintage aesthetic is completed by a brick feature fireplace and timber mantel.

To the rear your kitchen is also bursting with charm. That parquet flooring gives way to lovingly restored original timber floorboards in here, and characterful forest green tilework rises from floor to mid-wall, serving as a splendid splashback, before giving way to gorgeous exposed brick. Royal blue cabinets sit below timber worktops, while your ground floor's completed by a contemporary bathroom to the rear. In here smart modern metro tiling runs from floor to ceiling, and you have a shower over the tub.

Upstairs now, where your 180 square foot principal bedroom is perhaps your most striking find yet. Original timbers are set into dramatic vaulted ceilings, subtly contrasting shades of white complementing the soft rose purple colour scheme, and blonde hardwood underfoot. Natural light streams in from the leaded window to the front, illuminating this impeccably characterful space. Bedroom two sits to the rear -

another double with more vaulted ceilings, and bespoke integrated storage.

Outside and, as noted, you're barely five minutes on foot from Woodford's social hub of George Lane - home to all the day-to-day shops, supermarkets and amenities you could need, as well as a broad range of bars, cafes and restaurants. Our pick is the bright and welcoming Railway Bell. There's also the Art Deco Odeon cinema, less than ten minutes' stroll for film buffs. South Woodford tube station is just a third of a mile on foot, and will get you directly to Liverpool Street in eighteen minutes via the Central line, for a door-to-door City commute of around twenty minutes.

WHAT ELSE?

- Heading to the West End? Tottenham Court Road is less than half an hour away on the Central line.
- A half mile stroll south will get you to the tranquil blue waters of Eagle Pond and the epic expanse of Epping Forest. Explore a bit further for Hollow Ponds, where you can bob around on row boats for one of the most relaxing ways we know to spend a Sunday afternoon.
- Looking for an Indian feast? The much-loved Pink Garlic restaurant is well worth the seven minute stroll.



A WORD FROM THE OWNER...

"I have been very happy here and am sad to be moving away. I have felt safe in this quiet and pleasant road and have excellent neighbours here. The underground Station (Central Line) and local shops are very convenient. The location of the house is really perfect."

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