

Total Area: 81.1 m<sup>2</sup> ... 873 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Entrance Hall  
11'2" x 9'11"

Reception  
19'7" x 18'1"

Kitchen  
7'0" x 7'10"

Bedroom 1  
11'11" x 11'6"

Bedroom 2  
13'5" x 9'10"

Bathroom  
8'4" x 6'9"



## BUCKINGHAM ROAD, SOUTH WOODFORD Offers In Excess Of £375,000 Leasehold 2 Bed Flat

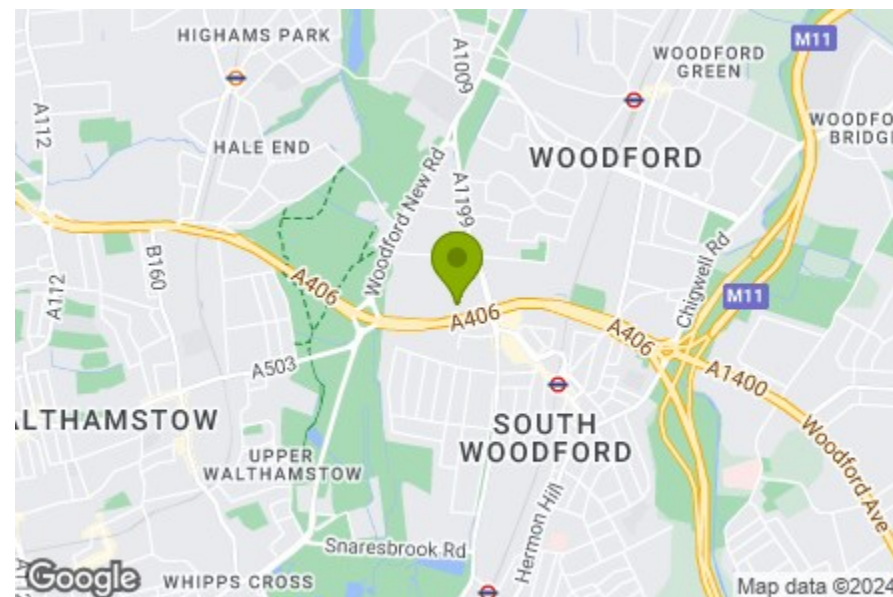


### Features:

- Two Bedroom Apartment
- 873 Sq.ft
- Double Bedrooms
- Spacious Reception Room
- Long Lease
- Short Walk To George Lane & Underground
- Close To Epping Forest
- Chain Free

A handy and handsome two bedroom apartment on the second floor of a modest designer development on a peaceful no through road. You have South Woodford's social hub of George Lane and the open greenery of Epping Forest within easy reach.

Your new home is set among well maintained communal gardens, great for relaxing in the sunshine and getting to know the neighbours.



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		73	79
	EU Directive 2002/91/EC		

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**IF YOU LIVED HERE...**

You'll step inside for a generous entrance hall, with plenty of incidental space - an often overlooked but essential detail in London apartment living. There's also handy, substantial storage throughout. The hallway's laid open to your 250 square foot lounge, softly carpeted and naturally bright, with twin windows and elevated views.

Elsewhere, your kitchen's smartly decked out in a mix of chunky white worktops, mint green splashbacks, sleek white cabinets and smoky letterbox tiling. Your bathroom's another flawless spot, home to both a tub and dedicated shower cubicle. Finally both your bedrooms are solid doubles, with generous floor to ceiling wardrobes and some strikingly characterful statement wallpaper.

Outside and it's just a five minute stroll to the local social hub of George Lane, where you'll find a fine choice of restaurants, cafes and gastropubs, as well as less lively day to day essentials like supermarkets. There's even an Art Deco Odeon cinema, right

around the corner. Or if it's nature you're craving, then the endlessly explorable greenery of Epping Forest starts less than ten minutes in the other direction.

**WHAT ELSE?**

- South Woodford tube is ten minutes on foot and will get you directly to the City and West End via the Central line.
- The property is presented chain free, for that all important, hassle free move. There's a reassuringly long lease too.
- The tranquil blue waters of Eagle Pond and the bustling gastropubs of Wanstead Village High Street are a little over twenty minutes walk away and well worth the stroll if you want to stretch your legs of a weekend.



**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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