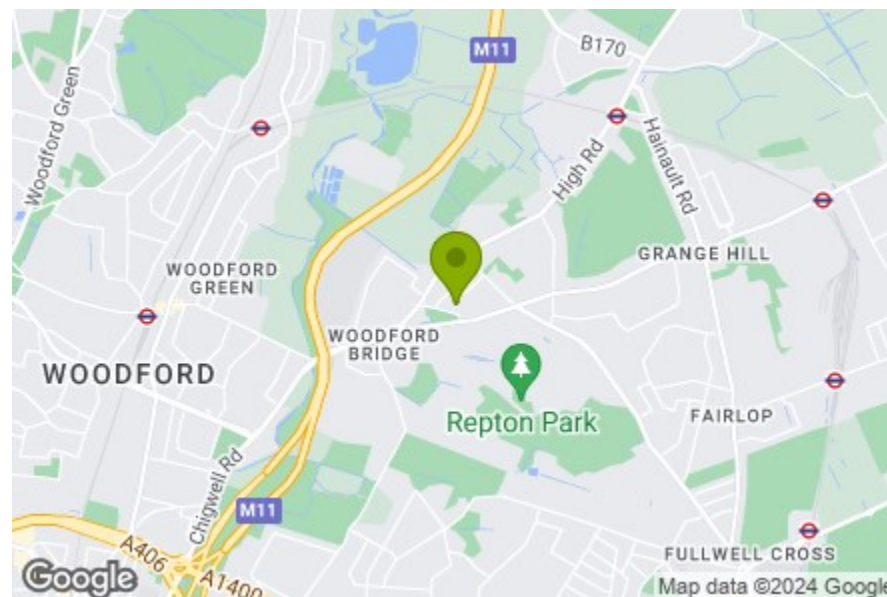


First Floor

Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

- Bedroom  
13'0" x 10'4"
- Reception Room  
14'8" x 10'7"
- Balcony
- Bathroom  
6'11" x 6'7"
- Bedroom  
12'0" x 8'8"
- Kitchen  
12'6" x 9'6"



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		71	80
		EU Directive 2002/91/EC	



## WALLERS CLOSE, WOODFORD GREEN £300,000 Leasehold 2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- First Floor
- Recently Refurbished
- Private Balcony
- Additional Storage Unit
- Garage En Bloc
- Fantastic Proportions
- New Boiler Installed 2020

Set on the first floor of a purpose-built block, this well proportioned and recently refurbished two-bedroom apartment has plenty of highlights, including the spotless decor, leafy views, separate reception and dine-in kitchen, private south-facing balcony, additional storage unit and garage.

As for location, it's dreamily nestled alongside the vast greenery of Epping Forest and the River Roding, with Woodford Green's charming amenities a short hop away, too.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

You'll love the way that the sprawling first floor views add to the apartment's vast sense of proportion. There's plenty of room for working or socialising, especially since you have a dine-in kitchen, which has been immaculately fitted, with smart shaker-style units, sleek worktops, an integrated oven and boiler that was installed as recently as 2020.

The spacious reception room is just spotless, with a teal colour scheme which will keep you smiling on the greyest of days. The vintage fire surround adds period charm, while the dual aspect windows ensure the room is bursting with natural light. You'll really enjoy being able to use your private south-facing balcony - the perfect place to sit with a drink when the sun is shining.

Both bedrooms are smart doubles with in-built storage, while the bathroom is sleek and contemporary with an over-tub shower.

As for beyond your home, you'll be delighted to find that you can

enjoy sleepy nature and dynamic amenities in equal measure. Venture through the lovely Ray Park to Woodford Green, which has great perks including Woodford station (1.2 miles away), where Central line trains reach Liverpool Street in just 21 minutes.

**WHAT ELSE?**

-If you're driving, not only will you be chuffed about the garage, but you'll be pleased to note that the North Circular and M25 are conveniently located, although not close enough to impact on all that peace and quiet.

-Your new local? How about the quaint Crown & Crooked Billet, which had traditional beaming and a large beer garden. It's a couple of minutes away on foot.

-Parents will be particularly impressed with the choice of local schools - it's one of the reasons this area is so popular with families (that and all the greenery).



**A WORD FROM THE OWNER...**

"It has been a wonderful home for us, and has been the perfect place for us to grow from a couple to a small family now that we have a baby. It is a spacious and well-designed flat, with ample space due to the storage shed and garage. We have enjoyed lots of walks around the beautiful church and duck pond, and we are also a five minute walk from the best Indian restaurant in the area (Jaipur), and next to a family friendly pub which serves the best roasts.

As a family we have loved visiting Foxburrows farm in Hainault Forest (only a 10 minute drive) to see the farm animals, and we are also lucky to live close to Epping Forest. Woodford Bridge is a quiet suburb with all the benefits of easy travel into London."

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