

Kitchen/Reception Room  
21'1" x 12'5"

Bedroom  
10'8" x 8'2"

Bedroom  
10'8" x 6'10"

Bathroom  
6'6" x 6'5"

Balcony

Total Area: 50.3 m<sup>2</sup> ... 541 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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		81	86
		EU Directive 2002/91/EC	



## HIGH ROAD, SOUTH WOODFORD

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



#### Features:

- Two Bedroom Apartment
- Private Balcony
- Underground Parking
- Concierge
- Excellent Condition Throughout
- Communal Gardens
- Long Lease On Completion
- Chain Free

An impeccably appointed, two bedroom balcony apartment, with vast kitchen/diner, sitting among leafy landscaped grounds just off South Woodford's social hub of George Lane. You're also just moments from South Woodford central line station.

Your new development comes with on site concierge service and secure underground parking. Drivers can be on the North Circular in less than ten minutes.

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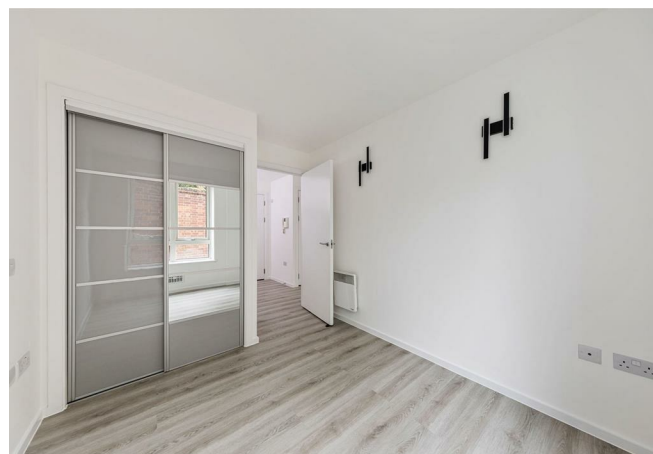
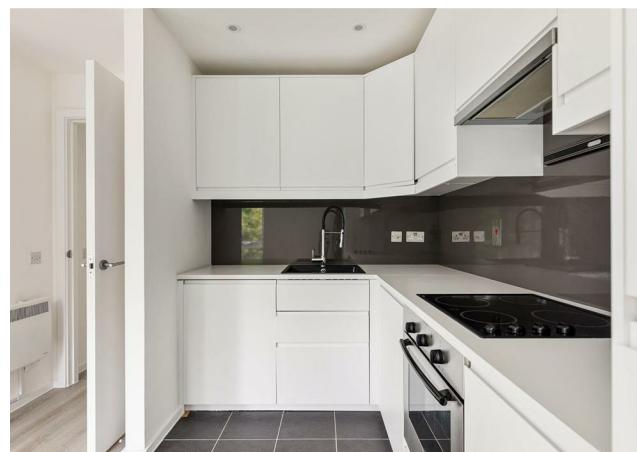
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#### IF YOU LIVED HERE...

Step inside for your bright, welcoming hallway with plenty of incidental space and extra integrated storage. Often overlooked but always welcome bonuses in London apartment living. Both bedrooms are bright, sizeable doubles, with more integrated storage in the principal sleeper, while your bathroom's a five star affair with immaculate tilework and shower over the tub.

Finally we come to the heart of your new home. Your 250 square foot, beautifully bright open plan kitchen and reception. You have a pair of oversized windows, including a patio door leading out to your private balcony, its glass balustrades making the most of the leafy green backdrop. Back inside, your kitchen's artfully zoned by jet black floor tiling, and decked out in smooth white glossy cabinetry.

Outside and, as noted, it's just a few footsteps to the bars, restaurants and cafes of George Lane. The legendary art deco Odeon cinema is practically next door and you have a wide choice

of other amenities including South Woodford's original gastropub, The George, on your doorstep. South Woodford tube is just seven minutes on foot for speedy Central line connections to the City and West End.

#### WHAT ELSE?

- Local schools are chiefly excellent. There are five 'Outstanding' primary/secondaries all less than a mile away on foot, with a further eight deemed 'Good', and just as close.
- The endlessly explorable greenery of epic Epping Forest is just a half mile on foot. Perfect for morning jogs or evening strolls. You'll forget you're in London.
- You'll have a long lease on completion, and the property is presented chain free, for that all important hassle free move.
- Liverpool Street is just eighteen minutes direct from South Woodford, for a door to door City commute of less than half an hour.



#### 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 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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