



Bedroom
14'8" x 11'6"

Lightwell
9'4" x 6'5"

Bathroom
7'9" x 6'5"

Kitchen / Reception Room
17'8" x 16'2"

Terrace
17'9" x 6'11"

Total Area: 59.5 m² ... 640 ft² (excluding lightwell, terrace)
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		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold 1 Bed Apartment



Features:

- Spacious One Bedroom Apartment
- Fourth Floor with Lift Access
- Private Roof Terrace with Bi Folding Doors
- Open Plan Living / Entertaining Space
- Immaculately Presented
- Vaulted Ceilings & Lightwell
- Well Maintained Development
- Communal Gardens
- 24hr Concierge
- Chain Free

A beautifully bright and strikingly finished one bedroom apartment on the fourth floor of a sought after development at the top of South Woodford's George Lane. You have a private terrace, plus a superb central lightwell open to the sky.

Among the benefits of your new home include well landscaped communal grounds (great for meeting the neighbours), lift access and twenty-four hour concierge.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be enjoying London apartment living at its finest. Your 280 square foot, open plan lounge and kitchen sits under vaulted ceilings set with high windows, and smoky engineered hardwood running underfoot. The kitchen area's decked out with seamless smoky gloss cabinetry, home to integrated appliances. Slide back that rank of bi-folding doors and you can step out onto your generous 120 square foot terrace, with enviable views over the rooftops and treetops of Woodford.

It's a superb sanctuary. Back inside and your sixty square foot lightwell lets natural light flow through the apartment, as well as making for a still-more secluded spot to catch some sun. Your bedroom's an ambitious double of around 180 square feet, with vaulted ceiling, dual aspect between the lightwell and twin windows, also featuring a wealth of fixed mirrored storage. Finally your skylit bathroom's a boutique marvel, with designer suite and rainfall shower over the tub.

Outside and South Woodford's social hub of George Lane is right on your doorstep, home to a wide range of cafes, bars, restaurants and gastropubs (try The Railway Bell for lovely bright dining and a warm welcome). There's even an Art Deco Odeon Cinema just a couple of minutes away. And whenever you want to venture further afield, South Woodford tube station is just a third of a mile on foot for speedy, direct connections to the City and West End via the Central line.

WHAT ELSE?

- You have air conditioning in both your bedroom and the open plan kitchen/lounge.
- If you're looking to lose yourself in nature, then the endlessly explorable Epping Forest is just a half mile on foot. You'll forget you're in London.
- South Woodford tube is just down the road, getting 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.



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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