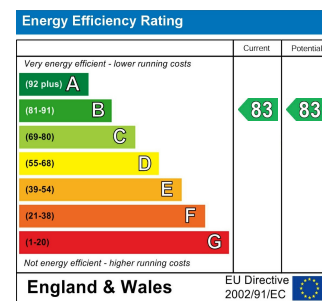


Fourth Floor

Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only



HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Well Presented Penthouse Flat
- Two Double Bedrooms
- Large South Facing Balcony
- Hot & Cold Air Conditioning
- Modern Kitchen with Breakfast Bar
- Close to The Amenities of George Lane
- Moments from South Woodford Tube
- Top Floor Flat
- 24 Hour Concierge
- Immaculate finish

A fine example of London apartment living, here you have a brilliantly bright and spacious suite of rooms atop a contemporary designer development on the top floor with commanding views over the trees and rooftops of Woodford. The social hub of George Lane is just over the road, its bars and gastropubs on your doorstep.

Fixtures and fittings are held to an immaculate standard throughout, with high end integrated kitchen appliances, designer recessed lighting and air conditioning.

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E17 & E10
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IF YOU LIVED HERE...

You'll be enjoying the views from your private fourth floor south facing balcony, over 100 square feet of decked outside space, with a part glazed balustrade all the better to enjoy the views over Woodford. The perfect spot for morning coffee or evening glass of wine. Inside, your dual aspect, kitchen/lounge totals around 300 square feet and is every bit as impressive, dual aspect and flooded with natural light.

Light dove grey hardwood flows underfoot, with a variety of recessed and suspended designer lighting overhead. The kitchen area is smartly finished with a sleek white suite of fitted cabinets and complementary worksurfaces including a gorgeous breakfast bar. Elsewhere both your bedrooms are substantial doubles and every bit as handsome as you'd expect, while your bathroom gleams in floor to ceiling designer tiling and features a rainfall shower over the tub.

Outside and South Woodford tube station is just at the other end of George Lane, a mere eight minutes walk. Sat in zone four on the Central line, you have regular, speedy eighteen minute

connections to Liverpool Street, with Tottenham Court Road just another nine minutes away. Closer to home, the shopping and leisure colossus that is Stratford's Westfield shopping centre is less than twenty minutes away, door to door.

WHAT ELSE?

- A large skylight illuminates your wide hallway and its wealth of incidental space. There's also plenty of fitted storage here, and still more in each bedroom. A welcome addition to any London apartment.
- Among George Lane's impressive array of day to day amenities are locals' favourite gastropub The George, and the longstanding art deco landmark that is the Odeon cinema.
- The development surrounds gated communal gardens, so you have the perfect retreat from urban life right outside your front door.



A WORD FROM THE OWNER....

"I have had a great time in this apartment, which is in an excellent location in South Woodford. The high street is only a stone's throw away, with accessible transport links, but at the same time the living space provides quiet and tranquility. In the apartment, the skylight and bi-folding doors really maximise natural light, and the large south facing balcony effectively doubles the living room area, which is great especially in the summer months."

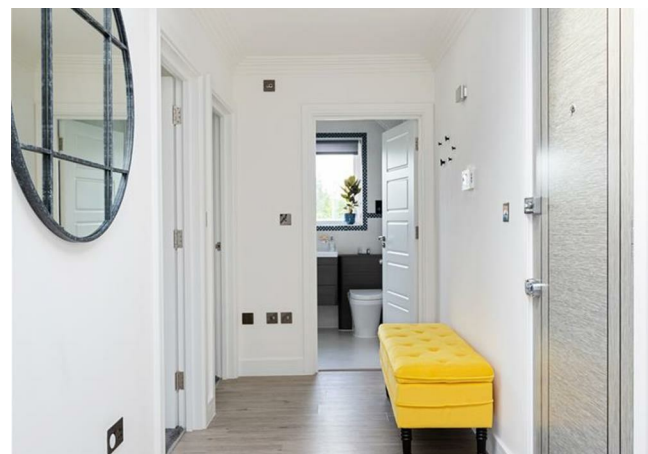
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Kitchen/Reception room

17'10" x 21'0"

Balcony

6'4" x 21'3"

Bedroom

8'1" x 15'6"

Bedroom

10'3" x 13'7"

Bathroom

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