

Reception Room
11'11" x 16'9"

Kitchen
6'10" x 10'10"

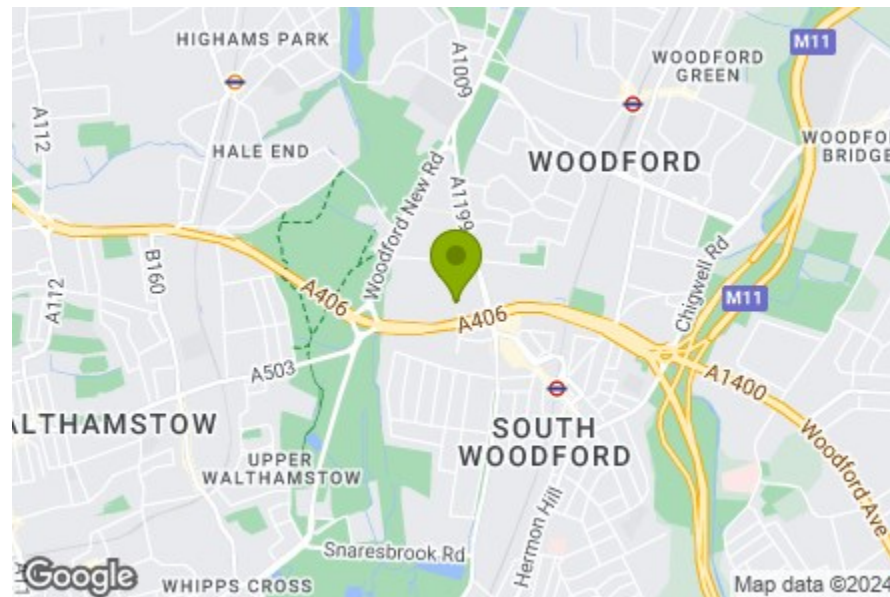
Bedroom
11'11" x 10'10"

Bedroom
11'11" x 9'1"

Bathroom
6'10" x 7'6"

Total Area: 67.0 m² ... 722 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		76	77
		EU Directive 2002/91/EC	



BUCKINGHAM ROAD, SOUTH WOODFORD Offers In Excess Of £325,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Ground Floor Apartment
- Substantial Communal Gardens
- Garage on bloc
- 900+ Year Lease
- Large Living Room With Space For Table & Chairs
- Short Walk To George Lane
- Close To Epping Forest
- Chain Free

Situated close to Epping Forest in the much sought after Woodford area, this bright two-bedroom apartment is set on the ground floor of a purpose built block, with a separate reception and kitchen, plenty of storage space, a garage on bloc and sprawling communal gardens.

It's only 15 miles to South Woodford station, meaning you can be at London Liverpool Street within less than 40 minutes if you time it right, but there's much more to this area than its transport links and proximity to central London; there's a wonderful community with many perks, including excellent food and drink options and an abundance of green space. The property not only has a lengthy lease, but is also on the market chain-free.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

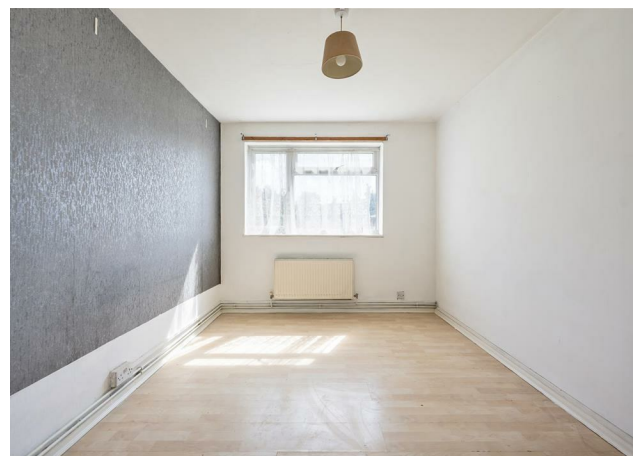
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0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

With 722 square feet of internal space, this is a home you can really make your own and enjoy spreading out in. Due to the generous proportions, the reception room has a bright and brilliant feel. There's plenty of room for a dining table, and the separate kitchen will be extra convenient, especially with its smart units and metro brick tiles. The double bedroom are both nicely balanced, while the bathroom is a good size with an over-tub shower.

On warmer days, you'll love making the most of your huge communal gardens. As for beyond, with its excellent amenities, green space, sense of community and great transport links, you'll fall in love with this area which is nestled perfectly between Woodford and South Woodford.

South Woodford is full of great stores, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Odeon cinema. Meanwhile up in Woodford you've got

Lokkum Bar and Grill within a short stroll of your door.

As for green space, Roding Valley Park is around a mile away, while Epping Forest is less than ten minutes on foot in the other direction.

WHAT ELSE?

- Make the Railway Bell your new local - it's a 15 minute stroll away and has friendly staff, a great selection of drinks and a lovely beer garden.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.
- Drivers - already happy about the garage, will be pleased to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.



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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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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