



Kitchen / Reception Room  
24'11" x 12'7"

Bedroom  
12'11" x 9'8"

Bathroom  
9'8" x 5'5"

Balcony  
7'10" x 4'7"

**Second Floor**

Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## SNAKES LANE EAST, WOODFORD GREEN Offers In Excess Of £300,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom Apartment
- Modern Low Rise Development
- Second Floor
- Private South Facing Balcony
- Open Plan Living Space
- Communal Gardens
- Designated Off Road Parking
- Integrated Kitchen
- 5min Walk to Woodford Station
- Fantastic Natural Light

This one-bedroom apartment sits in a brilliant spot, a short walk from Woodford's lovely amenities (just five minutes from the tube), and the lush nature of Epping Forest and the River Roding.

As for the apartment itself, there's a long list of highlights, including the immaculate finish, integrated kitchen, open plan living space, off-road parking, private south-facing balcony, communal gardens, ample amount of storage, energy efficient second floor positioning, and abundance of natural light.

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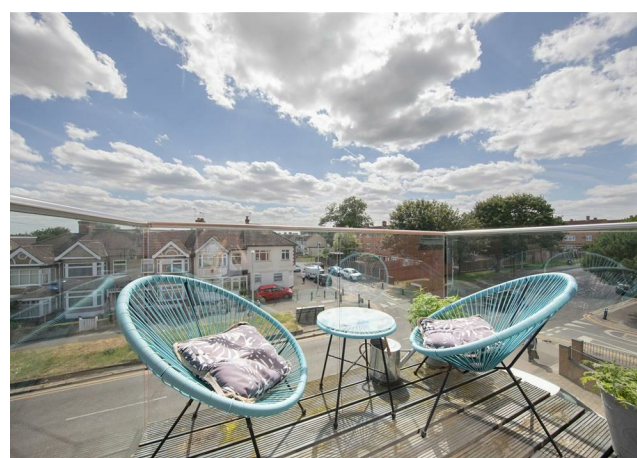
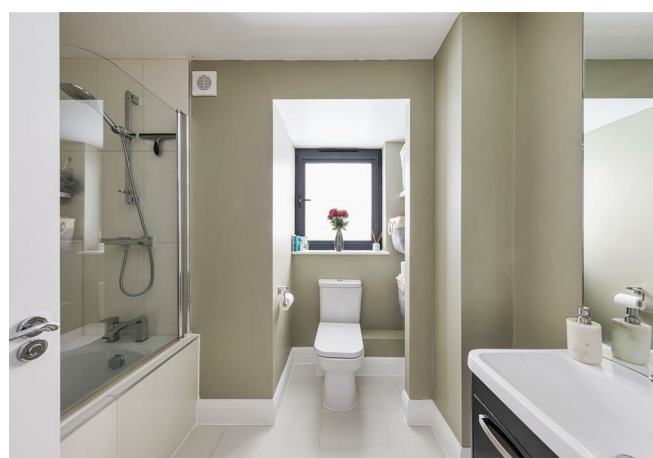
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#### IF YOU LIVED HERE...

Thanks to its immaculate finish, you'll be able to enjoy your new home from day one. With 549 square feet of internal space, you've got plenty of room to spread out in, so you can get busy both work or play, whichever calls first. The large open plan living space is bright and spotlessly finished, with space for dining and lounging, and a great flow of light thanks to the glazing across two sides. The kitchen area is sleek and well equipped with glossy units, integrated appliances and smart fittings.

You'll enjoy the contrast of having engineered flooring in the living areas but soft carpeting in the double bedroom, which is just as immaculately finished as the rest of the apartment. As for your bathroom, it's a stylish space with sparkling fittings and an over-tub shower.

Your south-facing private balcony will come into its own during warmer months, acting as a true extension of your living space. Perfect for a drink after work or a morning coffee.

You're just moments from the brilliant Ray Lodge Park, where you can access the River Roding for some lovely waterside walks.

Despite all the rural village-y charm, Woodford has plenty of amenities... Be sure to visit Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches.

If you want to head into the West End, Woodford station is a five minute stroll away for the convenient Central line.

#### WHAT ELSE?

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.

-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's one mile away.



#### A WORD FROM THE OWNER...

"I've very much enjoyed my time in this flat, which is the ideal place for a first time buyer. It's so close to the station for a commute to work or an evening out in London, there are lovely local coffee shops and restaurants, and a really lovely park and river space at Ray Lodge Park"

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