

Reception Room
14'7" x 12'4"

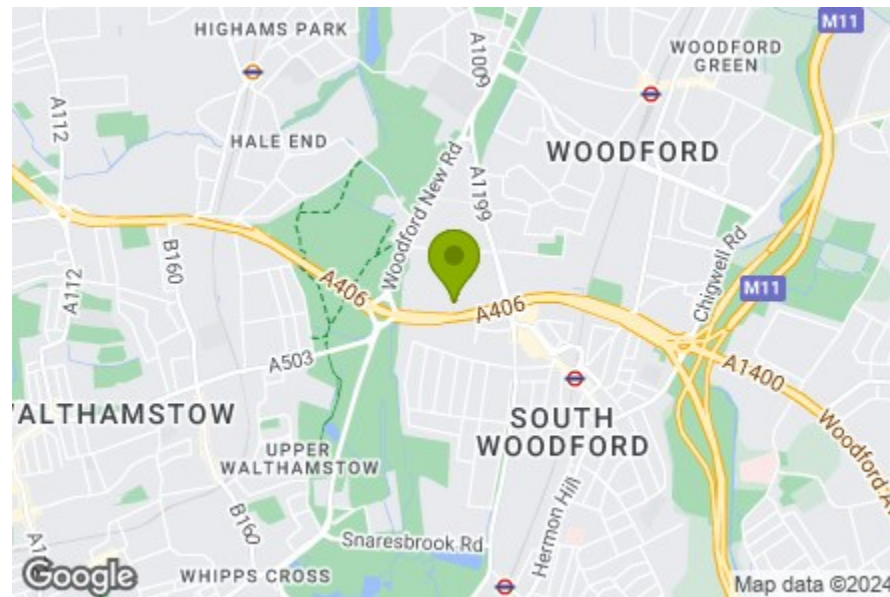
Bedroom / Study
5'3" x 7'2"

Bedroom
14'1" x 11'0"

Bedroom
12'10" x 10'4"

Bathroom
9'11" x 4'7"

kitchen
12'10" x 8'11"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		72	79
		EU Directive 2002/91/EC	



MALMESBURY ROAD, SOUTH WOODFORD Offers In Excess Of £550,000 Share of Freehold 2 Bed Flat



Features:

- First Floor Period Conversion
- Two Double Bedrooms + Study/ Nursery
- Private & Landscaped West-Facing Garden
- Shared Off Road Parking
- Beautifully Presented
- Fantastic Proportions & Share Of Freehold
- Short Walk to South Woodford Station
- Close to Epping Forest

Beautifully restored throughout, this spacious two/three bedroom period conversion sits in a fantastic spot on the edge of Epping Forest, within easy reach of South Woodford's amenities, including excellent transport links and thriving eateries.

The immaculate presentation will be the thing that wows you, but there are plenty of other perks, including the lovely west-facing private garden, shared off-road parking, dine-in kitchen and bright reception. There are new windows throughout, as well as a brand new roof. You might notice a trend here - it's all had a full refurbishment. Drawings are also available for a proposed loft conversion (subject to planning permission).

REQUEST A VIEWING
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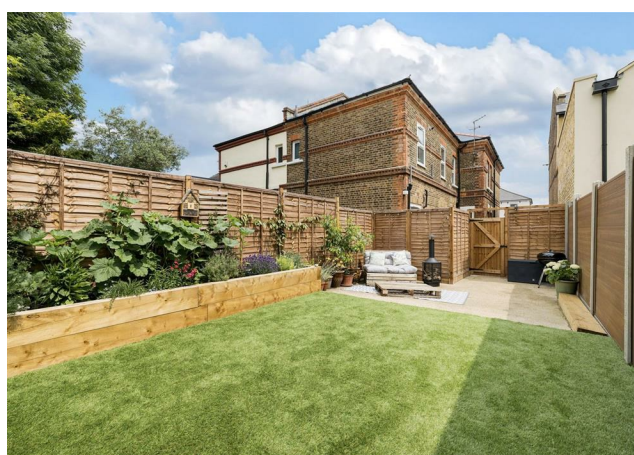
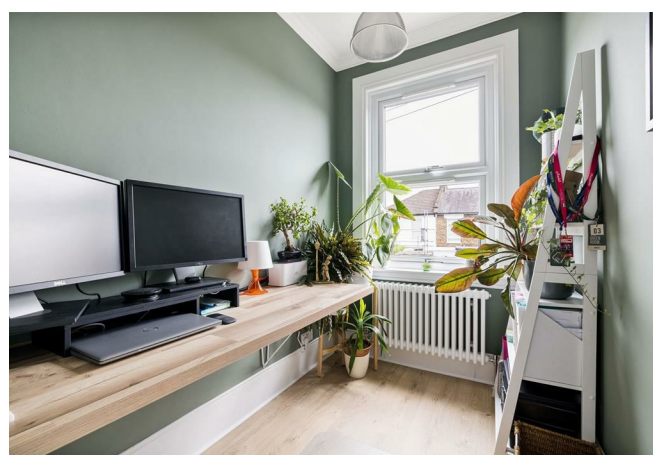
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IF YOU LIVED HERE...

Behind that lovely period frontage, up on the first floor, you'll find a brilliantly sized home just ready for you to make your own. It's all so immaculate, settling in will be a breeze - you can sit back and enjoy all the work that's already been put in.

The front reception is bright and neutrally decorated, with lovely touches such as the metro brick tiling, more of which you'll find throughout the rest of the home. Even the hallway has been beautifully designed, with custom storage and thoughtful decor that's highlighted by the skylight.

The bathroom seamlessly blends traditional style with modern convenience - the metro brick tiling with contrast grouting is nicely balanced with the black fittings, and the WC is separate, which could be an extra convenience for anyone showering.

The kitchen showcases more of this considered design, with shaker-style units in a moody off-black, integrated appliances and timber work tops. There's space for dining, as well as plenty of storage.

The two double bedrooms are flawless, with soft carpeting and a soothing palette (one sage, the other putty), while the third smaller room which would be perfect as an office or nursery - you'll enjoy deciding what suits your needs best.

As well as having your own private west-facing garden, with a low maintenance lawn and custom beds bursting with colourful fauna, there's plenty more greenery nearby, from the ancient Epping Forest to the more manicured Churchfields Park.

As for more urban delights, you've got a brilliant selection of amenities nearby in South Woodford, including a Waitrose, M&S, Odeon cinema, Gail's bakery, and much more. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.

- Your new local? How about the Railway Bell, which has friendly staff, a great selection of ales and a lovely beer garden.

- South Woodford station is 16 minutes on foot, where the Central line can take you to Liverpool Street in just 20 mins. Meanwhile, drivers can be on the North Circular in just a few minutes.



A WORD FROM THE OWNER...

"This flat is truly special- we never planned to move so we've poured our hearts into restoring its character. We love the community in the area, the neighbours are lovely and always helping / looking out for each other via the street WhatsApp group.

The location is great for walks, shops and getting into town. If it wasn't for work commitments, we'd be living here for many more years!"

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