

FIRST FLOOR

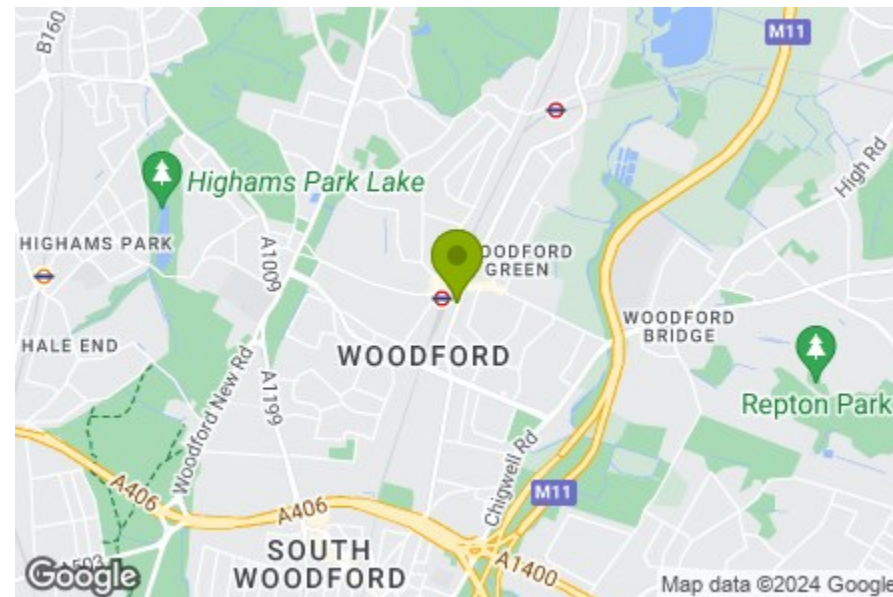
Total Area: 50.3 m² ... 541 ft²

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.

Kitchen/Lounge/Diner
13'11" x 19'0"

Bedroom
10'10" x 9'7"

Bathroom
6'6" x 6'6"



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		EU Directive 2002/91/EC	

ST. BARNABAS ROAD, WOODFORD GREEN Offers In Excess Of £280,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- First Floor With Own Front Door
- Parking
- High Specification Throughout
- Large Windows
- Long Lease
- Low Service Charge
- Short Walk To Underground

Set on the first floor of a low rise purpose-built block, this well proportioned and stylishly finished one-bedroom apartment is packed with perks, including the large open plan living space, generous windows, sole-use front door, communal parking and leafy views.

As for location, it's dreamily nestled alongside the vast greenery of Epping Forest and the River Roding, with Woodford Green's charming amenities a short hop away, too.

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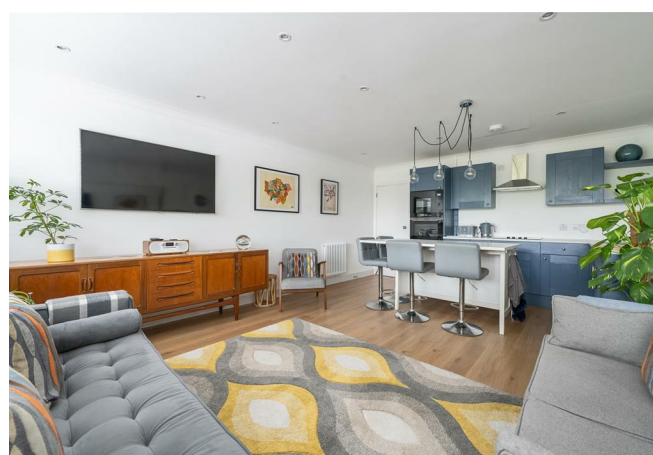
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IF YOU LIVED HERE...

You'll love the way that the sprawling first floor views add to the apartment's good sense of proportion. There's plenty of room for working or socialising in the bright open plan living area. The kitchen area has been immaculately fitted, with smart shaker-style units, sleek worktops, integrated appliances and convenient fittings such as the hose-style mixer tap. You'll appreciate the stylish touches such as the column radiators found throughout. In the bedroom, you can also enjoy the soft carpeting, custom storage and lovely panelling in a deep blue.

The hallway is spacious, with more in-built storage, while the bathroom is a show-stopper, with gorgeous teal tiling and a washstand basin, as well as a rainforest-style shower over the sparkling tub.

Outside you'll find the majestic fir tree that the building was named after, and beyond, the delightful amenities of Woodford Green. It's only a short stroll to the Woodford station, where

Central line trains reach Liverpool Street in just 21 minutes.

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 1 mile away. In the same area, you'll also find Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches.



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 would be the Japanese restaurant Sakura. 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 nearby, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the nearby 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 SENIOR ADVISOR

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