

Reception Room
10'3" x 16'9"

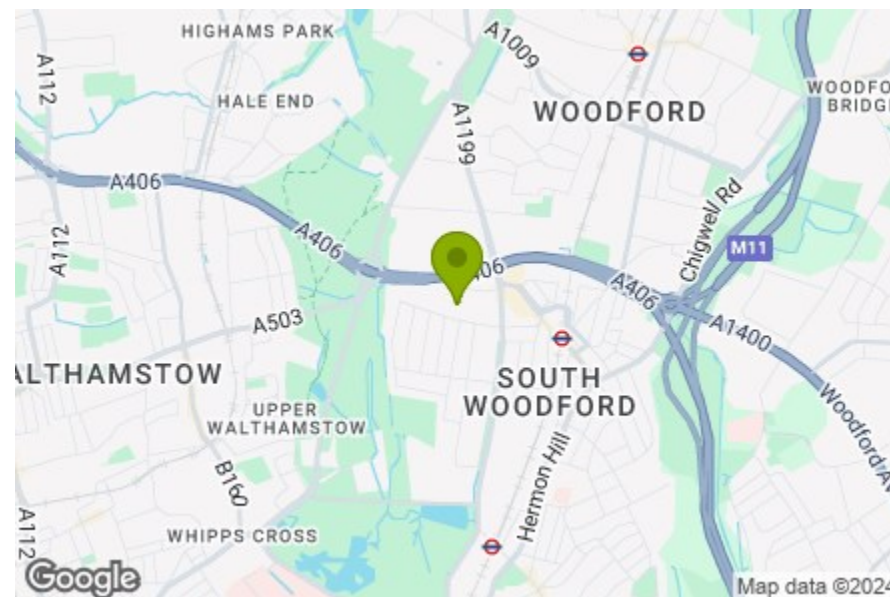
Bedroom
9'5" x 9'4"

Bathroom
5'2" x 7'5"

Kitchen
6'10" x 13'5"

Bedroom
10'0" x 12'8"

Garden
approx. 25'11" x 34'9"



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		72	76
		EU Directive 2002/91/EC	

GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £450,000 Share of Freehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Vast South Facing Garden With Direct Access
- Own Front Door
- Ground Floor
- Spacious Bedrooms
- Excellent Condition Throughout
- Close To George Lane
- Short Walk To Epping Forest

An elegant and pristinely presented, two bedroom, ground floor apartment on a quiet street just moments away from Epping Forest and George Lane. With over 625 square feet of bright and colourful space, this apartment is brimming with style.

You're just a twelve minute walk from South Woodford station on the Central Line, with quick eighteen minute trips to the City and direct journeys to the West End in just under half an hour.

REQUEST A VIEWING
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E4 & N17
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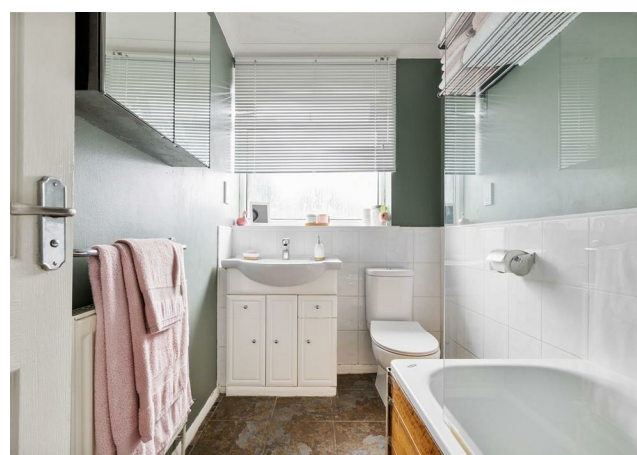
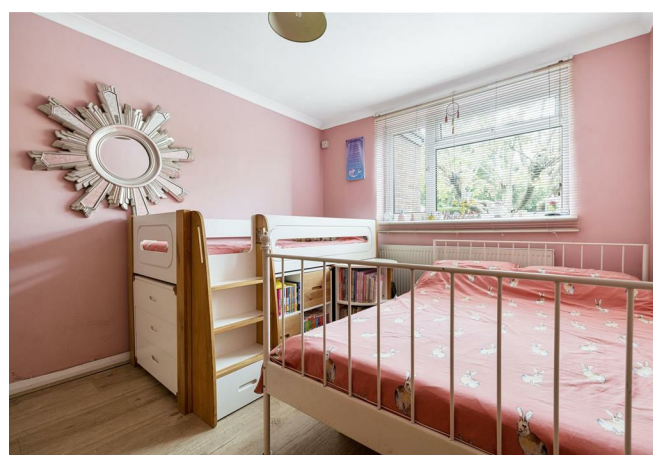
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IF YOU LIVED HERE...

Step through your private front door into your stylish and spacious reception room adorned in classic royal blue. The light oak hardwood flooring and white trim create a striking contrast with the wider colour scheme and matching light fixture. Flanking the reception area are two large sleepers, both featuring the same beautiful hardwood flooring. The larger bedroom, finished in a soft blushing pink, is filled with natural light, while the other, in modern teal, features a classic wardrobe and overlooks your lush garden.

Your kitchen is bright and airy, with a striking contrast of black and white throughout. Smooth and classic white cabinets are abundant, while sleek, black countertops add depth. The wall mounted table is the perfect addition for quick meals. A glass door with access to your South facing garden provides ample light and lovely, leafy views. Framed by white tiles, and sage green walls, your bathroom features a wood paneled shower and tub, and large towel rails overhead. Outside and your large garden is a peaceful, private oasis with a stone patio area and diverse blend of vegetation.

Your home is situated in the pleasant, community centred surroundings of South Woodford. As noted you're around a seven minute walk from George Lane. Here you'll find local favourites such as your new local, The George Woodford, and Tlpi Coffee Co, a delicious spot for breakfast and coffee. Also on your doorstep, the vast, ancient woodland of Epping Forest is a mere five minute stroll from your front door. Just under a half an hour walk and you'll be in Wanstead where you have further options such as French bistro, Provender Restaurant and Swedish coffee shop, FIKA Specialty coffee.

WHAT ELSE?

- Keep fit at Balanced Movement Pilates, a welcoming Pilates studio just an eight minute walk away.
- Parents will be happy to learn that within a one mile radius of your home there are four primary schools rated 'Outstanding' by Ofsted.
- A pleasant walk through Epping Forest leads you to Walthamstow, offering even more options for wining and dining.



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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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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