



Reception  
10'2" x 20'11"

Kitchen  
5'4" x 14'11"

Storage

Bedroom  
9'4" x 14'7"

Bedroom  
6'11" x 14'7"

Storage

Bathroom  
7'6" x 9'5"

Garage  
11'0" x 16'8"

Total Area (Excluding Garage): 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>

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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		69	78
		EU Directive 2002/91/EC	



## BEDFORD ROAD, SOUTH WOODFORD

### Offers In Excess Of £400,000 Share of Freehold 2 Bed Apartment



#### Features:

- Two Bedroom Duplex Apartment
- Gated With Garage
- Share Of Freehold
- Immaculate Condition Throughout
- High Quality Newly Fitted Bathroom
- Large Windows With Impressive Views
- Well Kept Communal Gardens
- Premier Location Close To George Lane

Set across two floors within a classically designed low-rise block, this two-bedroom duplex apartment has been immaculately finished in a beautiful mid-century style. Inside, you've got spotless decor, an abundance of natural light and high quality fittings, while outside within the gated development you have well kept communal gardens and a garage.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities on your doorstep, including the fantastic transport links.

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#### IF YOU LIVED HERE...

You'll love the classic design of this development, and the fact that it's gated will offer extra peace of mind, too.

Enter your reception room and you'll instantly appreciate the beautiful design, which reflects the classic mid-century style of the whole property. The open tread stairs not only look beautiful but add to the great sense of space, something the abundance of natural light from the generous windows also contributes to. The decor is smart and considered, with contrasting blue and white. Meanwhile, the kitchen is a sleek affair with glossy metro tiling and smart white units, so cooking shouldn't feel like a chore.

Head up to the top floor and you'll find two immaculate bedrooms, both with soft carpeting underfoot. There's also a bathroom conveniently located on this floor, which has been newly kitted out with quality fittings. Being situated on the third and fourth floors not only gives you lovely leafy views, but also brings a bit of energy efficiency to your life - something you'll appreciate in winter months.

Head outside and you'll find your garage, as well as the well kept communal gardens. As for beyond, with its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with South Woodford, particularly the way it balances rural charm with cosmopolitan buzz. It's packed with shops,

supermarkets (choose between Marks & Spencer or Waitrose), restaurants, bars, and even an Odeon cinema a short stroll away.

For a quick bite, try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Meanwhile, Roding Valley, a glorious nature reserve full of wildlife with great spots for picnicking and rambling, is just a few minutes from your front door.

#### WHAT ELSE?

-South Woodford station is just five minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes minutes.

-Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about three minutes on foot from your home.



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

"We have had a fantastic time living in Woburn Court, being situated a stone's throw from the convenience of the George Lane shopping area and South Woodford station. It is set back enough to offer a tranquil space with well maintained outside areas and south-facing views across the gardens. Being a 1970s build, the flat has spacious rooms compared to modern apartments and the duplex style layout gives it the feel of living in a house rather than a flat. The garage offered with the property is significantly larger than neighbouring ones, allowing a car to be parked in addition to storage of bikes and other belongings. Featuring a brand new bathroom and refurbished kitchen, the apartment represents a wonderful property in a vibrant and well located area."

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