

Ground Floor
Total Area: 52.3 m² ... 563 ft²
All measurements are approximate and for display purposes only

Reception Room
11'10" x 17'8"

Kitchen
10'5" x 7'0"

Bathroom
7'9" x 5'10"

Bedroom
10'0" x 12'0"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
41	52
England & Wales	
EU Directive 2002/91/EC	



WOODFORD ROAD, SOUTH WOODFORD Offers In Excess Of £375,000 Share of Freehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Ground Floor
- Share of Freehold
- Recently Refurbished
- Ample Storage
- Sliding Doors To Patio & Communal Gardens
- Garage En Bloc
- Close to Wanstead High Street
- 5min Walk to Snaresbrook Station
- Well Maintained Development

A beautifully presented, recently refurbished one bedroom apartment located on the ground floor of a perfectly maintained block. You're moments from Epping Forest here, with Snaresbrook Station a mere five minute walk from your door. You're also a short stroll from the many amenities of Wanstead High Street. Inside, this apartment has many great features including a large reception room with sliding doors that open out to the immaculate communal gardens.

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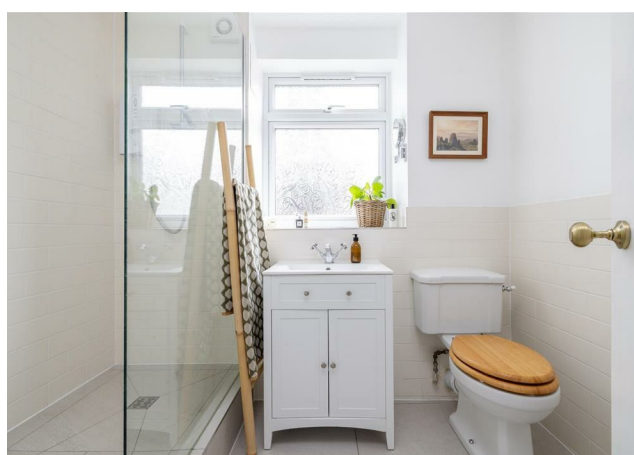
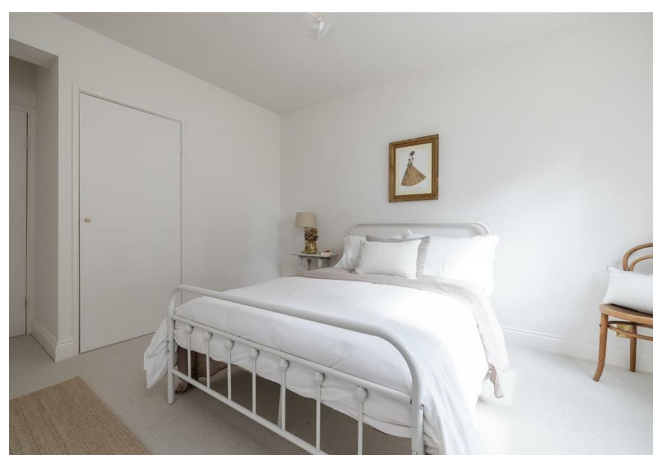
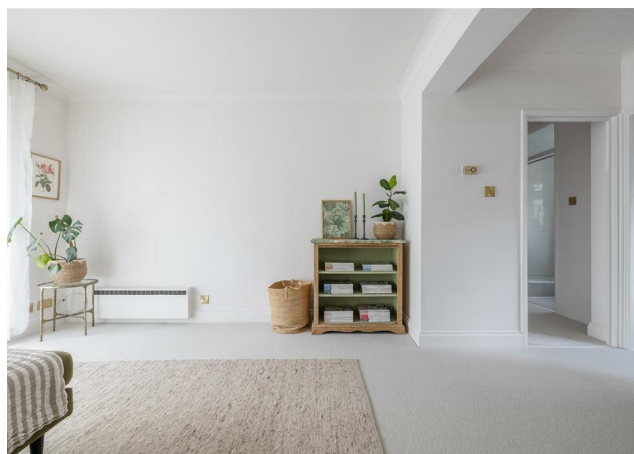
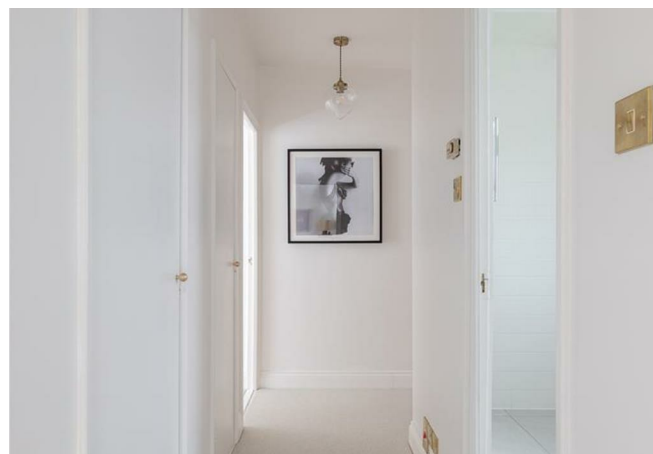
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IF YOU LIVED HERE...

Measuring over 560 square feet, this smart apartment is perfectly proportioned and presented perfectly, allowing you to move in and feel immediately settled. The fresh and neutral palette is consistent throughout, enhancing the sense of space. As you enter the apartment, your rooms branch off from the main corridor. This corridor provides ample storage, perfect for helping to keep your living space clutter free. You will love the large and airy reception room, fantastically bright thanks to those sliding doors. The serene outlook of the communal gardens is a lovely vista. This reception room flows seamlessly into the excellently appointed kitchen. Classic white floor cabinets and open wall shelves give you plenty of storage, the integrated oven and large Venice sink contribute to the sleek aesthetic here. Your bedroom is a roomy double and comes with some more of that integrated storage. The apartment is completed by your lovely bathroom, with a large walk-in shower, vanity sink and stylish white wall tiles.

Out and about, you're in a fab spot to enjoy the glorious greenery

of Epping Forest. A very short stroll from your door is Eagle Pond, known locally as Swan Lake, it's a truly glorious spot for some birdwatching. Explore Leyton Flats and Hollow Forest, which open out into neighbouring Walthamstow.

WHAT ELSE?

- This purpose built block is not only brilliantly maintained, but it has a garage en bloc. You will be purchasing a share of the Freehold.
- As mentioned, you are a short walk from Snaresbrook Station, which is on the Central Line which takes you through Liverpool Street and Bank, Central London and out to Notting Hill.
- Wanstead High Street is home to some of the area's most loved amenities. Head to Provender for authentic French cuisine overlooking the picturesque Memorial Green. The Cuckfield is sure to become a firm fave, with sumptuous Sunday Roasts and weekend 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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