



Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Reception  
19'5" x 13'4"

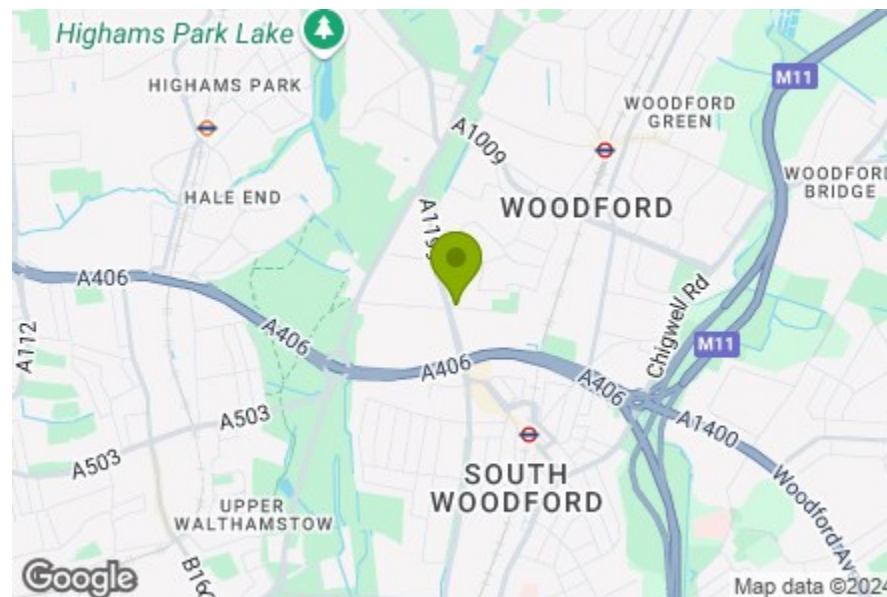
Kitchen  
8'6" x 12'1"

Bedroom  
10'5" x 13'4"

Bedroom  
8'8" x 13'4"

Wetroom  
5'4" x 5'10"

Balcony  
19'6" x 4'11"



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



## CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £325,000 Leasehold  
2 Bed Apartment - Duplex



### Features:

- Duplex Apartment
- First Floor
- Two Double Bedrooms
- Open Plan Living Space
- Private South-West Facing Balcony
- Close to George Lane & Amenities
- 12min Walk to South Woodford Station
- Chain free

A fantastic two bedroom duplex apartment, split over two spacious storeys, with an open plan living area and a peaceful private balcony. You're sat in a modern, brick fronted development moments from George Lane and great transport links.

You're close to the vast green expanse of Epping Forest, yet also handy for the amenities, cafes and restaurants of George Lane. For venturing further afield South Woodford Station is also within easy reach.

REQUEST A VIEWING  
0203 3691818

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

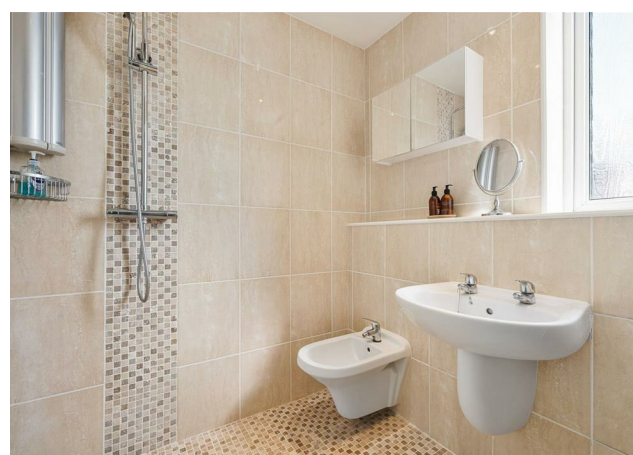
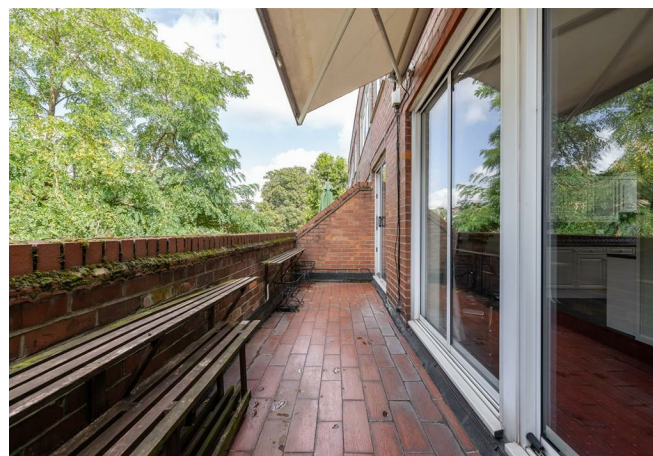
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





**IF YOU LIVED HERE...**

You'll be welcoming friends and family into your 260 square foot open plan living area. Carpeted in deep red with pastel walls, it's ready for you to make your own. It's all beautifully bright from your large double glass patio doors, flooding the room with natural light. On a sunny day you can step outside to your large private, South West facing balcony to enjoy the tree lined views. Back inside and your kitchen is marked out by a sleek stretch of granite style worktops, with matching splashbacks, all sitting atop glossy white shaker cabinets with smoky grey flooring underfoot.

Upstairs and into your immaculate bathroom, all lit by recessed spotlighting. Your fully tiled, walk in wet room is adorned in timeless taupe and intricate mosaic tiles. Next door you have a separate WC. Heading back into the hall and you'll discover your two large bedrooms. Your first is a spacious sleeper of 140 square feet with a large feature window that bathing the room in light. Your second is offers treetop views and would make a charming child's bedroom, handy home office or studio space.

You're enviably close to the enchanting greenery of ancient Epping Forest here, it's just a nine minute walk from your front door. Even closer to home you're moments away from the amenities of the High Road and George Lane and its ever evolving line up of independent cafes, restaurants and boutiques. For commuting, South Woodford Station is only thirteen minutes away on foot and from here the Central Line will zip you to Liverpool Street in under twenty minutes. Drivers can be on the North Circular in around five minutes.

**WHAT ELSE?**

- For a brilliant brunch venue Dada coffee shop is just a two minute walk away on the High Road and serves up artisan coffee and a mouthwatering menu in a bohemian atmosphere.
- Your new home is chain free, ensuring everything is straightforward and hassle free.
- Parents will be delighted to know there are four Ofsted rated 'Outstanding' schools within a mile. Your nearest 'Outstanding' school, Churchfields Infants and Juniors School, is just a mere three minute walk away from your front door.



**WORD FROM THE OWNER...**

"I have spent 40 happy years in this flat but the stairs have finally defeated me! My children attended Churchfields School and used the adjacent drama centre. I have enjoyed having the medical centre and library/gym, shops, cafes and restaurants all close by. Since relinquishing my car I have appreciated having the bus stop at my door too, which serves both Ilford to Chingford and Buckhurst Hill to Leytonstone Station. The neighbours are caring and kind and the general neighbourhood is very convenient and family-orientated."

**REQUEST A VIEWING**  
0203 3691818

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**