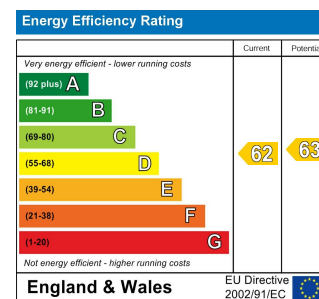
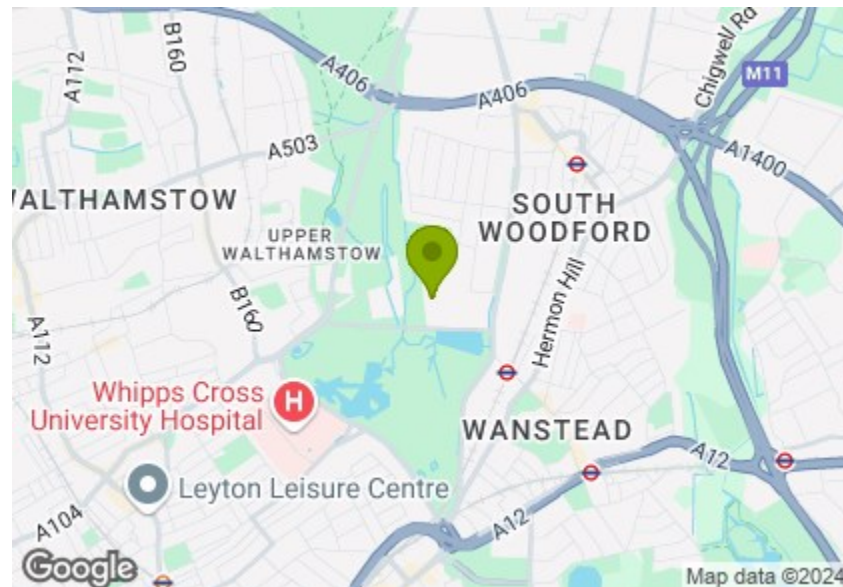


Total Area: 80.0 m<sup>2</sup> ... 861 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## RIVENHALL GARDENS, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold  
3 Bed Flat



### Features:

- Three Bedroom Apartment
- West & East Facing Balconies
- Second Floor
- Plenty Of Storage Options
- Dining Kitchen & New Bathroom
- Short Walk To Snaresbrook Station
- Edge Of Epping Forest & Prestigious Firs Estate
- Close To Wanstead High Street

An impeccably stylish, three bedroom, second floor apartment. With two private balconies, open plan kitchen diner and a luxurious bathroom. It all sits on the prestigious Firs Estate, with Epping Forest and Wanstead High Street within easy reach.

Snaresbrook station is an easy ten minute stroll from your home and connects you to the swift and efficient Central line. Meaning your door to door commute to Liverpool Street, could take as little as half an hour.

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**  
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**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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### IF YOU LIVED HERE...

Your spacious, 170 square foot reception room is a dramatic yet welcoming blend of navy blue and crisp white paintwork, soft oatmeal carpet and statement floral wallpaper. The high quality interior design continues in your open plan kitchen diner, with smoky grey paintwork surrounding the dining space, interspersed with bespoke built in storage cupboards. Sky blue cabinets and glossy white splashbacks frame the kitchen area, with an integrated chef's oven and stainless steel extractor hood. A doorway leads out onto your private, West facing balcony. The perfect spot to enjoy a glass of wine and the afternoon and evening sun.

Next door you'll find a luxurious bathroom, all decked out in glossy metro tiles and geometric flooring. There's a classic white suite with vanity unit and a large, curvaceous stroll in shower. Off the entrance hall, you'll find your three handsome bedrooms, the principal sleeper tastefully decorated in soft pastel tones, with purpose built storage and access to your second private balcony. Bedrooms two and three are also immaculately presented, with more of that soft, plush carpet underfoot.

Stepping out of your front door, you're just moments away from the vast, green expanse of Epping Forest. There are endless opportunities here for relaxing bike rides, long walks and days out in nature. Wanstead High Street is also less than ten minutes away on foot, where you'll find everything you need for a day of shopping or a great night out. The High Street is home to laid back coffee shops, stylish restaurants, family friendly gastropubs and a whole host of other useful amenities.

### WHAT ELSE?

- Parents will be delighted to know that there are fifteen primary and secondary schools, all within a mile of your home, that have achieved a rating of 'Outstanding' or 'Good' from Ofsted, or else have independent status.
- Ark Fish restaurant is also less than a mile from your front door and has an impressive menu of freshly caught seafood dishes and a great wine list to complement your choice.
- In less than five minutes you'll be driving out onto the arterial North Circular motorway, connecting you with the rest of London and beyond.



### A WORD FROM THE OWNER...

"I have really enjoyed living here. I'm going to miss waking up to birdsong and the spectacular views of Epping Forest that my top floor flat provides. The luxury of two balconies means that I enjoy the sunrise in the morning with my coffee and the sunset in the evening with a glass of wine. It's really a hidden gem, you are only an 8 minute walk to Snaresbrook Tube Station and a short stroll to Wanstead village's shops and restaurants. It's a quiet community where I have felt safe and secure over the last 20 years."

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**Reception Room**

15'1" x 11'6"

**Kitchen / Diner**

11'6" x 11'6"

**Bedroom**

11'0" x 12'1"

**Bedroom**

10'1" x 11'1"

**Bedroom**

9'8" x 7'8"

**Bathroom**

8'1" x 8'6"

**Balcony**

18'0" x 3'7"

**Balcony**

7'6" x 6'2"



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