

Raised Ground Floor

Total Area: 70.2 m² ... 756 ft²
All measurements are approximate and for display purposes only.

Bedroom
10'11" x 8'3"

Ensuite
8'3" x 5'8"

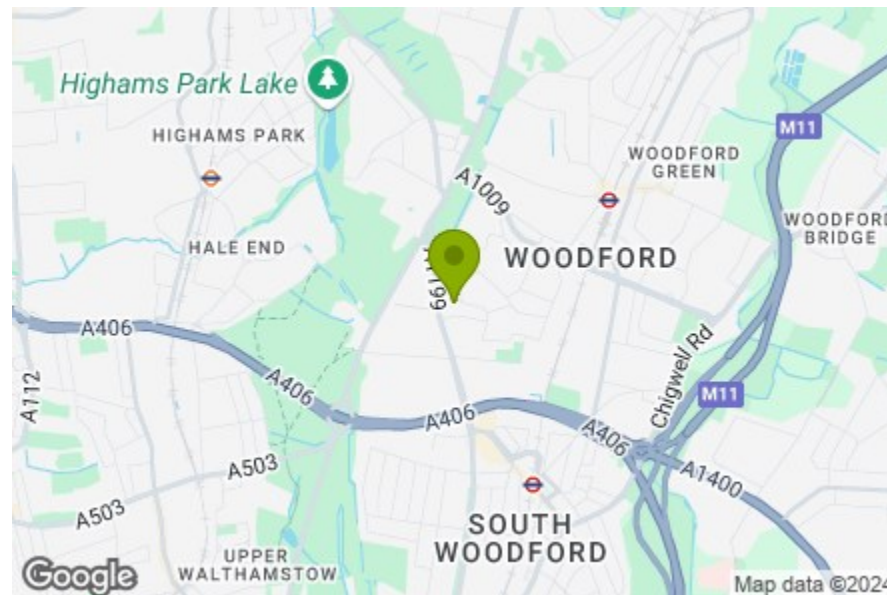
Bedroom
12'0" x 6'2"

Reception Room
21'0" x 10'8"

Kitchen
11'10" x 8'1"

Storage
5'10" x 5'8"

Bathroom
7'8" x 5'10"



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	
79	82
England & Wales	
EU Directive 2002/91/EC	



CLEMENTINE WALK, WOODFORD GREEN Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Ground Floor
- Private Balcony
- Underground Car Parking Space
- Well Kept & Presented
- Ample Storage
- Open Plan Living Space

Situated on a quiet street in Woodford, moments from Epping Forest yet within easy reach of central London, this two-bedroom apartment benefits from having two bathrooms, a private balcony, underground parking, a bright open plan living space, immaculate decor and ample storage.

The modern development it sits on the raised ground floor of is well kept, so you'll have a great time settling in.

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

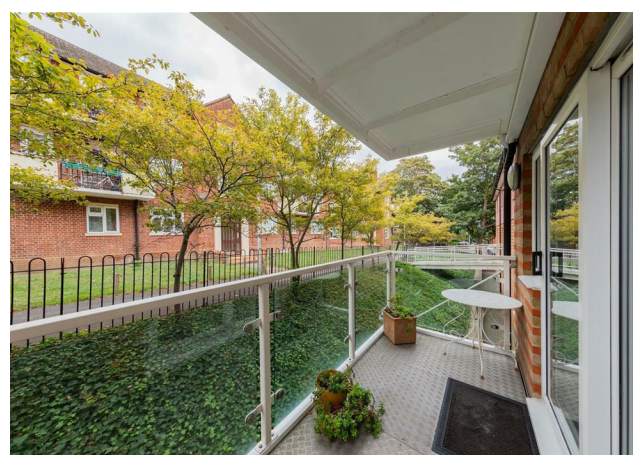
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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 love the generous proportions of your purpose-build home - and you'll really appreciate how it's been designed with modern living in mind.

The open plan kitchen/living room is sleek and spotless, with stunning engineered flooring sweeping its length, and natural light throughout. There's plenty of space for working, eating, relaxing and socialising, and during warmer months your balcony will become a fantastic extension of your living space. The kitchen fittings are sleek and modern - and there's ample storage space across the units.

The two bedrooms are both smartly decorated, and one even has its own ensuite, which is just as stylish as the main bathroom. If this wasn't convenient enough, you'll be delighted to built-in storage off the hallway.

Although you're positioned close enough to Highams Park to benefit from that excellent neighbourhood, Woodford is your nearest station - a 23 minute stroll away, where the Central line can whiz you to Stratford or Liverpool Street. Only slightly further away is South Woodford, where the George Lane area is

full of great shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants, bars and a cinema.

Meanwhile, your direct area offers great action, too, with quality eatery Lokkum Bar and Grill within easy-reach.

As for green space, Epping Forest is a few minutes away on foot, while Churchfields Park is another great option for children and dog walkers.

WHAT ELSE?

-Drivers - already happy about the parking space, will be pleased to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

- Your new local is The Cricketers, a great spot to enjoy delicious food and a good selection of drinks - and it's just a few minutes on foot.

-Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.



A WORD FROM THE OWNER...

"I have lived in Clementine Walk for eight years and in the are since 1998. It's a friendly place to live and we all keep in touch over WhatsApp. I love the are, walking in the forest and visiting its many excellent cafes and restaurants. We enjoy the good transport links with nearby bus stops and the tube is a short bus ride away or a twelve minute walk. The Cricketers pub is across the road where you can enjoy live music, pub good and quiz nights. For food shopping we have a Tesco Express only a five minute walk away and a little further we have Waitrose, Sainsbury's and M&S."

REQUEST A VIEWING
0203 3691818

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM