

Kitchen/Reception Room  
20'0" x 16'0"

Bedroom  
16'7" x 9'4"

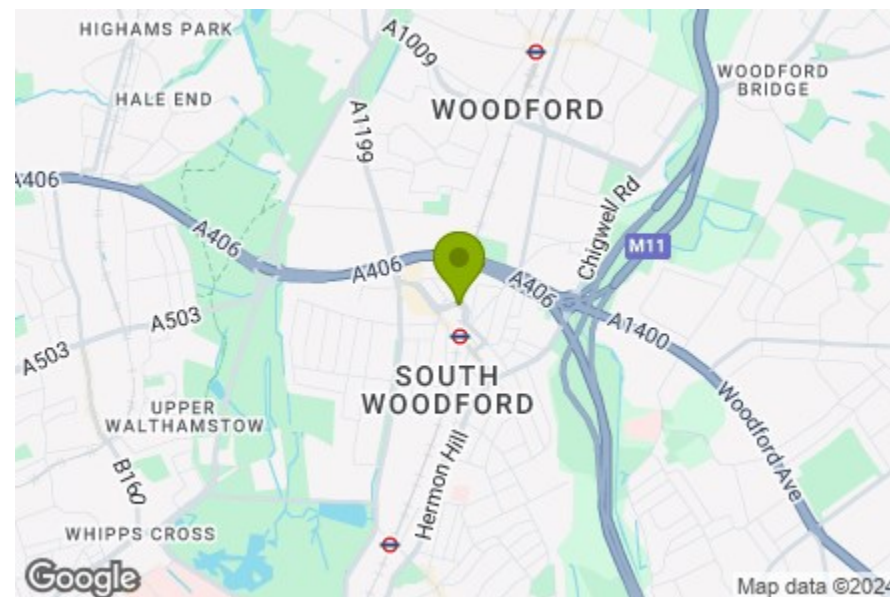
Bedroom  
16'7" x 9'4"

Bathroom  
6'3" x 5'6"

First Floor

Total Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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



## EASTWOOD CLOSE, SOUTH WOODFORD Offers In Excess Of £375,000 Leasehold 2 Bed Apartment



### Features:

- Two Double Bedroom Apartment
- First Floor
- Lift Access
- 200 Year Lease
- Fantastic Proportions
- Immaculately Presented
- Two Minute Walk To South Woodford Tube
- Chain Free

A bright and capacious two double bedroom apartment nestled in the heart of South Woodford, moments from the Central Line. Located on a residential close, just off George Lane, Orchard House benefits from a vibrant array of local eateries and retailers right on its doorstep.

This stylish two-bedroom apartment offers the convenience of a Chain Free sale as well as contemporary living in one of East London's most sought-after locations.

REQUEST A VIEWING  
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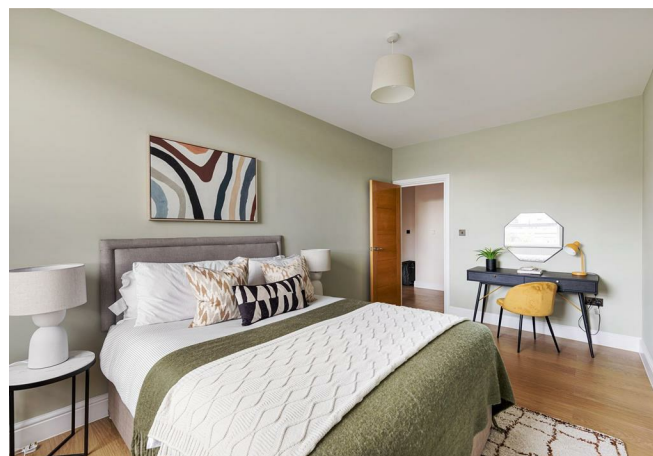
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### IF YOU LIVED HERE...

Step into this immaculately presented, two double-bedroom apartment, ideally positioned on the first floor of a modern development in the vibrant South Woodford area. Featuring lift access and a wide hallway, this home is a perfect blend of style and practicality, offering fantastic proportions throughout. The heart of the home is the bright, open-plan living, dining and kitchen area, where sleek taupe cabinetry, chic white brick tiling, and warm wooden flooring come together to create a stylish yet functional space. This welcoming living area is bathed in natural light, making it a perfect spot for entertaining guests or simply relaxing.

The apartment's design truly inspires, with thoughtful décor choices that enhance the sense of space and light. The bedrooms are generously sized, offering comfortable double sleeping arrangements, while the modern kitchen is fully equipped for contemporary living. The home's generous layout flows seamlessly, providing ample room for both relaxation and dining. Whether you're hosting or enjoying a quiet evening, this home caters to every need.

Just a two-minute walk from South Woodford Tube Station and moments from the charm of George Lane, this property is ideally located for both convenience and lifestyle. Benefiting from a 200-year lease and offered chain-free, this apartment presents an exceptional opportunity for those seeking contemporary, stylish living in one of East London's most desirable areas.



### 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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