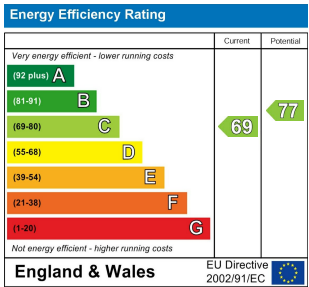
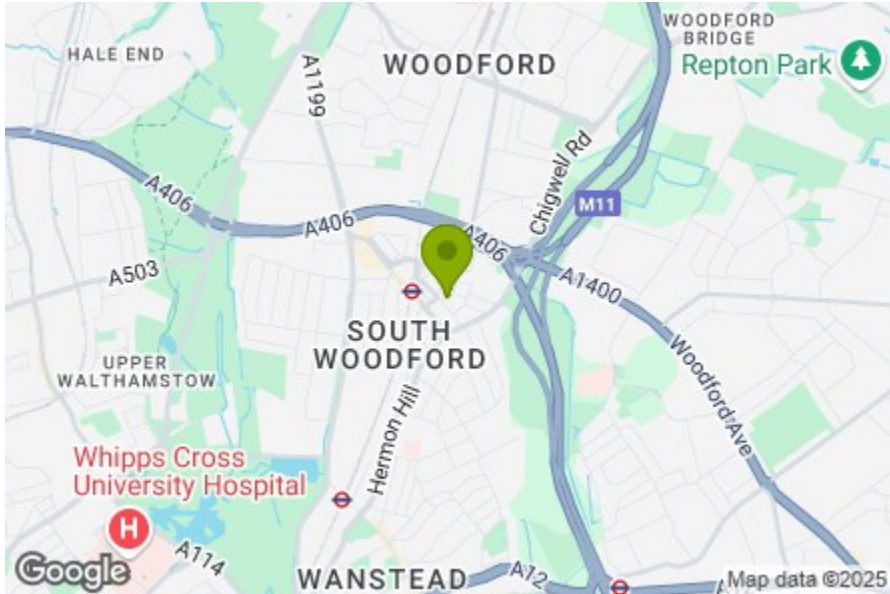


Total Area: 69.7 m² ... 750 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



WOODVILLE ROAD, SOUTH WOODFORD

Offers In Excess Of £425,000 Share of Freehold
2 Bed Apartment



Features:

- First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Space
- Full of Natural Light
- Close to Shops & Amenities
- 5min Walk to South Woodford Station
- Within Catchment for Fantastic Primary Schools

Situated on the first floor of a smartly designed property in an E18 hot spot, this bright and spacious two-double-bedroom apartment is packed with highlights, from the open plan living space to the immaculate finish and high volume of natural light.

As for location, it's perfectly nestled between the vast greenery of Epping Forest and Roding Valley, with South Woodford's excellent amenities right on its doorstep, including great transport links.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

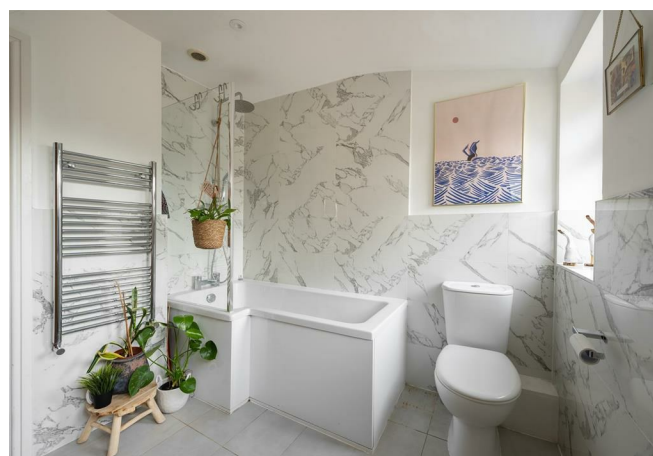
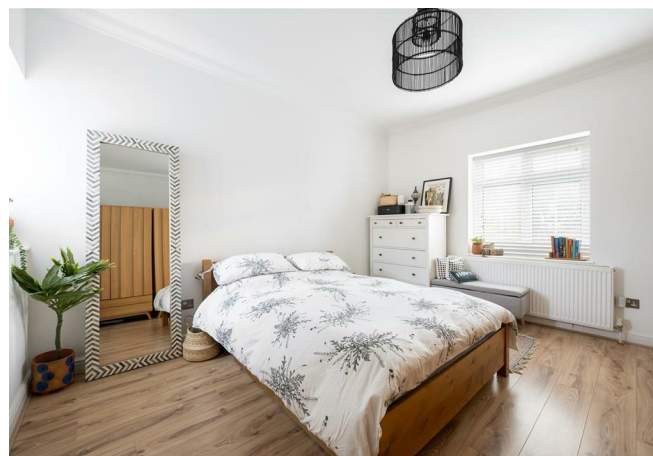
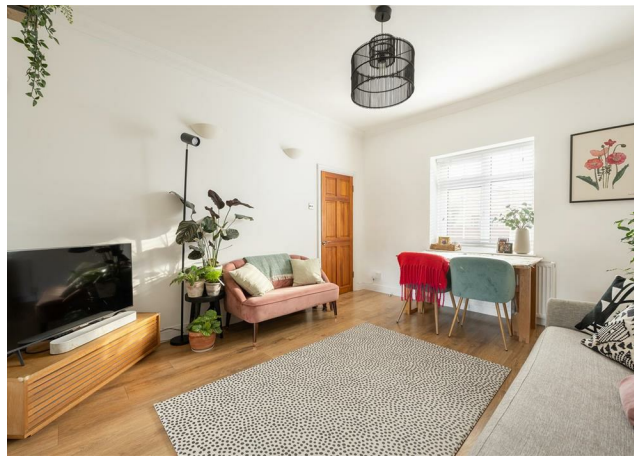
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hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

Spread out over 750 square feet, you'll be impressed by the proportions of this home, which pristine decor and dual aspect windows add to. In the living area, the two-step drop between the reception and kitchen gives a subtle nod of separation between the different spaces without impacting on the flow of light. There's plenty of room for working or socialising, and the stylish kitchen fittings will make cooking a pleasure, as will the high quality appliances.

The double bedrooms both share the same neutral colour palette and sweeping engineered flooring, while the bathroom is immaculate with sparkling fittings, marble-style tiling and a well designed tub with shower overhead.

As for beyond, there's plenty of greenery nearby, including Epping Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door.

Down in South Woodford, there's the new branch of Jones & Sons. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

-South Woodford station is around five minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just six minutes away on foot.

-Make the Railway Bell your new local. Just four minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE OWNER...

"We fell in love with the uniqueness of the property, the ample space and the abundance of natural light. We moved to this property in 2016 with the intention to only stay for a few years, however have happily grown our family here. We have fallen in love with South Woodford too; the lovely community feel, the easy access to Epping forest and the quick links into the city. The high street has everything you need, with coffee shops, restaurants, a cinema and library/ gyms all within walking distance. "

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