

Total Area (Excluding Balcony): 74.9 m² ... 806 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.

Kitchen/Lounge/Diner
17'4" x 19'10"

Balcony
4'1" x 19'7"

Bedroom
11'3" x 10'7"

Bedroom
14'4" x 11'10"

Ensuite

Bathroom

Storage



CHIGWELL ROAD, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold
2 Bed Apartment



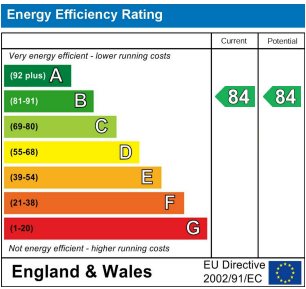
Features:

- Modern Two Bedroom Apartment
- Gated Allocated Parking
- Large Private Balcony
- Two Bathrooms
- Communal Gardens & Roof Terrace
- Opposite Roding Valley Park & Close To Tube
- Storage Cupboard
- Lift Access

Set in the increasingly sought-after South Woodford, this spacious 806 square foot bright and modern two-bedroom apartment is packed with highlights, from the private balcony, communal gardens, roof terrace and gated parking to the open plan kitchen/reception, pair of bathrooms, storage space and immaculate decor.

As for location, as well as being opposite the much-loved Roding Valley Park, you've got South Woodford's excellent amenities on your doorstep, including the fantastic transport links.

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IF YOU LIVED HERE...

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll quickly fall in love with this area, but let's start exploring at home...

You'll quickly appreciate how the whole development has been designed with modern living in mind, and you'll soon become accustomed to little luxuries like the gated allocated parking and lift access.

Your open plan kitchen/living room is bursting with natural light, with smart flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has stylish units and contemporary appliances, so hosting will be top of the list when you settle in.

The two double bedrooms are both just as plush. One has an ensuite, and there's another smart bathroom in the mix, just as sleek and contemporary. The spacious hallway offers in-built storage too.

The spacious balcony will be fantastically handy during warmer months. You'll also enjoy making the most of the communal gardens and roof terrace - the perfect way to meet your neighbours and pick up some top tips about this wonderful area (although

there's plenty of space to enjoy some alone time too).

Beyond, you'll find the vast green space of Roding Valley Park mere metres away. In contrast to all this nature, you've got the amenities of George Lane right on your doorstep... In this area you'll find delis, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Odeon cinema.

As for getting further afield, South Woodford station is just 10 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes. Certainly a speedy commute by London standards!

WHAT ELSE?

- Make the Railway Bell your new local - it's only a ten minute stroll away after all, plus it has friendly staff and a great selection of food and drink.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.
- How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking.



A WORD FROM THE OWNER...

"We've absolutely loved our time in Flat 32 at Scenix House. The flat itself is bright, modern, and perfectly laid out for comfortable living. What truly makes it special is the unbeatable location. Being within easy walking distance of South Woodford station means we've had effortless access to the Central Line and all the shops, restaurants, Odeon cinema and more. South Woodford offers the best of both worlds - a vibrant local community with fantastic amenities and green spaces like Epping Forest nearby, combined with quick and easy access into central London, as well as London City and Stansted airports. We're sure the next owners will love it here as much as we have!"

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