

Kitchen / Reception Room
20'4" x 11'10"

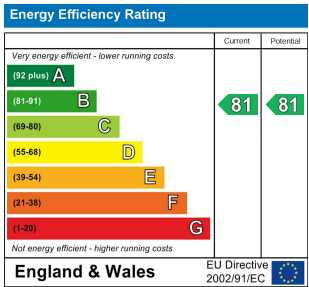
Balcony
20'6" x 5'2"

Bedroom
17'4" x 9'6"

Bathroom
7'0" x 6'6"

Storage

Total Area: 49.1 m² ... 528 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



CHIGWELL ROAD, SOUTH WOODFORD

Offers In Excess Of £280,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Modern Apartment
- Large Private Balcony
- Spacious Storage Cupboard
- Bike Storage
- Long Lease
- Communal Roof Garden
- Easy Access To A406 & M11
- Close To Roding Valley Park & Underground

Set on the ground floor of a smartly designed development in South Woodford, this bright and modern one-bedroom apartment is packed with highlights, from the private balcony, communal gardens, roof terrace and bike storage to the open plan kitchen/reception, storage space, high-spec fittings and immaculate decor.

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

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll immediately notice how the development has been designed with modern living in mind, with all those great features like the roof terrace and bike storage - and your own apartment has had as much consideration...

You'll be eager to welcome friends into your 180 square feet lounge, elegantly finished out with glossy cabinets, integrated appliances and sleek worktops. Elsewhere, your bedroom's a stylish, substantial double (with balcony views) and your bathroom's a tranquil affair in sandstone. The spacious hallway offers in-built storage, which will be super useful.

At the other end you have the artfully arranged kitchen area which is smartly decked out with glossy cabinets, integrated appliances and sleek worktops. Elsewhere, your bedroom's a stylish, substantial double (with balcony views) and your bathroom's a tranquil affair in sandstone. The spacious hallway offers in-built storage, which will be super useful.

You'll 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).

Outside, South Woodford station is just a half mile on foot and will get you directly to Liverpool Street in 16 minutes or Tottenham Court Road in 25, putting both the City and West End within easy reach. Just the other side of the station is the local social hub of George Lane, where you'll find coffee shops, stores and supermarkets (Marks & Spencer or Waitrose - take your pick), not to mention an Odeon cinema.

You'll find the vast green space of Roding Valley Park mere metres away, the perfect place for a water-side ramble.

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 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 include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away 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 ASSISTANT MANAGER

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