



First Floor

Total Area: 49.1 m² ... 529 ft²

All measurements are approximate and for display purposes only.

Bedroom
10'11" x 10'4"

Reception Room
12'11" x 11'6"

Bedroom
10'6" x 7'11"

Kitchen
9'6" x 7'3"

Bathroom
6'0" x 5'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHURCHFIELDS, SOUTH WOODFORD Offers In Excess Of £350,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Chain Free
- Bay Fronted Lounge With Feature Fireplace
- First Floor
- Churchfields Location
- Quiet Cul-De-Sac
- Newly Decorated & Carpeted Throughout
- Communal Gardens

Located in a peaceful cul-de-sac within the sought-after Churchfields area, this newly decorated first-floor apartment offers a bright and welcoming home. The property features two well-proportioned bedrooms, providing ample space for comfortable living. Freshly carpeted throughout, the interiors feel modern and inviting, complementing the apartment's classic charm. The building itself reflects architectural elements typical of the 1930s, with a striking red brick façade, elegant multi-pane windows, and a timeless structural form. A communal garden adds a delightful outdoor space for residents to enjoy, while the chain-free status ensures a smooth and straightforward purchase process.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With a striking traditional front door featuring a circular glazed window, this home's character is evident from the moment you arrive. There's also a tall cupboard on the landing, a perfect storage solution. Step inside to a long hallway that flows seamlessly to all rooms, with soft new carpeting enhancing the sense of comfort.

To your left, the family-sized bathroom is decorated in cool, fresh tones, with two separate window openings and additional ventilation ensuring a bright, airy feel. A shower over the bath adds both convenience and functionality.

At the front of the home, the generously sized main bedroom allows for effortless furniture arrangement. Sitting alongside, the bright reception room is bathed in morning light from its fabulous east-facing bay window. A decorative fireplace, with clean lines and geometric detailing, serves as a striking focal point. Cables for a wall mounted TV monitor are embedded in the wall.

Towards the rear, the second bedroom offers a peaceful retreat with views through the trees. Though more compact, it comfortably accommodates a double bed and additional furniture.

The stylish and functional kitchen features wood effect flooring, freshly painted walls, and white cabinetry with black handles, complemented by black countertops for a timeless finish.

Your communal garden offers more than just fresh air—it provides a practical outdoor space to dry clothes naturally, a rare asset in a London home. This shared green space

fosters a sense of community while offering a peaceful retreat. The current owner has hosted numerous gatherings here.

For even more greenery, Eagle Pond and Epping Forest provide a welcome escape. Eagle Pond's tranquil waters and resident wildlife create a peaceful setting, while Epping Forest, offers scenic trails, cycling routes, and open green spaces to explore. A short stroll leads to George Lane, South Woodford's bustling high street, home to independent shops, cafés, restaurants, and supermarkets, including Waitrose and Sainsbury's. One of your new locals could be The George Pub, a historic venue serving great food and beer in a traditional setting by day and a lively social hub by night—the perfect spot to unwind.

WHAT ELSE?

Perfectly positioned in the sought-after Churchfields area, your new home offers both tranquility and superb connectivity. Just a short distance from South Woodford Underground Station (Central Line), commuting into Liverpool Street in around 20 minutes or Oxford Circus in 30 minutes is effortless. Well-served by local bus routes, the property also enjoys easy access to the A406 North Circular and M11, making travel across London seamless.



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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