



LANSDOWNE ROAD, SOUTH WOODFORD
Offers In Excess Of £685,000 Leasehold
3 Bed Flat



Features:

- Three/ Four Bedroom Victorian Conversion
- Two Bathrooms
- Roof Terrace + Private Rear Garden
- Spanning Across Entire First Floor
- Beautifully Refurbished
- Highly Sought After Location
- Close to Shops & Train Station
- Garage to Rear

This beautifully restored three-bedroom Victorian conversion combines period charm with modern sophistication, creating a home rich in character and comfort. It boasts two bathrooms, a spacious roof terrace, and a private garden, all perfectly suited for comfortable family living and effortless entertaining. Adding to its appeal, the property includes a garage, offering secure parking and valuable storage space. Positioned in a highly sought-after location with excellent transport links, it provides easy access to surrounding areas and central London, making it an ideal choice for those seeking a convenient and vibrant lifestyle.

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0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

As you step into your new home, you'll be welcomed by stunning herringbone flooring that transitions gracefully from the hallway and landing into the reception room, exuding timeless elegance. The landing opens onto your balcony, enhancing the sense of space and blending indoor and outdoor living. The reception room, beautifully decorated and filled with natural light from windows on either side, features a stylish fireplace that tastefully bridges the classic and contemporary elements of the home.

Both double bedrooms are thoughtfully designed with built-in wardrobes in an elegant grey finish, complemented by plush grey carpeting that exudes a sense of luxury. These rooms offer generous space and a bright, inviting ambiance. The third bedroom, while more compact, is thoughtfully designed with the added convenience of an en-suite bathroom. There is also a separate study, adding a valuable feature to this home and making it ideal for those who work remotely.

The family-sized bathroom, adorned in soft neutral tones and including a bathtub, provides an inviting space for relaxation, while a well-positioned window ensures the room remains airy and fresh.

Your kitchen impresses with its generous size and tasteful decor, featuring white and navy cabinetry paired with a sleek marble-style splashback. Equipped with built-in appliances, it effortlessly balances aesthetic appeal with practicality.

In addition to your balcony, you also have a fabulous and expansive garden. With numerous mature trees, this beautiful outdoor space offers the ideal setting for entertaining guests, letting the kids run wild, or enjoying peaceful moments of solitude.

When you're ready to explore beyond the comforts of home, the vibrant George Lane is just a 6-minute walk away. This lively hub offers a rich mix of independent boutiques, popular restaurants, cosy cafes, and beloved pubs such as The Railway Bell. Beyond its dining and shopping options, the area provides essential amenities such as supermarkets and specialty shops, creating a convenient and dynamic space that captures the charm and strong sense of community that South Woodford is known for.

WHAT ELSE?

Just an 8-minute walk from South Woodford Station on the Central Line, this location ensures easy commutes to central London. Well-served by local buses, it also offers excellent connectivity to nearby neighbourhoods. For a natural escape, Epping Forest is a short drive away, providing opportunities for walks, cycling, and exploring tranquil woodlands.



A WORD FROM THE OWNER...

"We have loved living here very much with the station just being about 5 mins walk away, the GP options very close, grocery shopping and dining out options are plenty. We love the outside space in summer and the quiet neighbourhood that somehow feels like you're not in a bustling area of London."

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Reception Room
16'2" x 14'7"

Kitchen
12'0" x 10'1"

Bedroom
15'1" x 12'9"

Bathroom
7'0" x 5'9"

Bedroom
13'1" x 12'3"

Bedroom
9'3" x 6'2"

Balcony
21'0" x 6'11"

Ensuite

Study
5'11" x 4'11"

Garden
32'9" x 36'1"

Garage
16'2" x 8'1"



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