

Reception Room  
17'8" x 18'2"

Kitchen  
7'4" x 8'0"

Bedroom  
10'0" x 7'10"

Bedroom  
12'0" x 11'3"

Ensuite  
8'0" x 5'6"



## HIGH ROAD, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold  
2 Bed Apartment

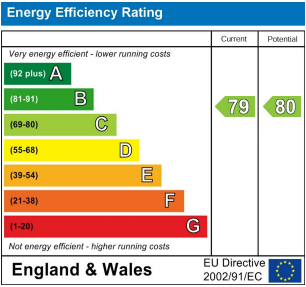
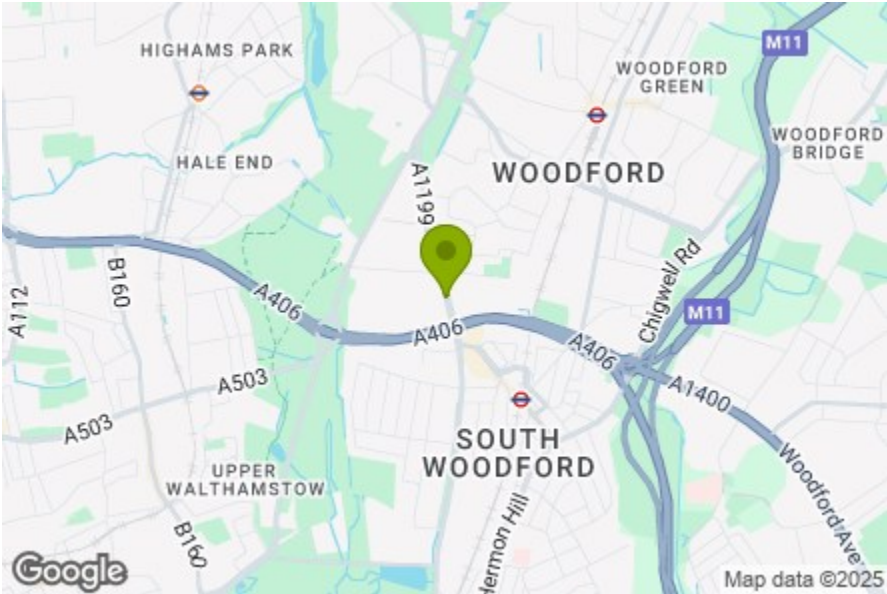


### Features:

- Two Bedroom First Floor Apartment
- Secure Gated Development
- First Floor
- 125 Year Lease
- Allocated Parking
- Family Bathroom & En-Suite
- West Facing Juliet Balcony
- Short Walk To South Woodford Tube

Set on the first floor of a timelessly designed gated development, this bright and spacious two-bedroom, two bathroom apartment benefits from its prime location as much as its lush interiors... It's situated just a short walk from the woodlands of Epping Forest and the fantastic amenities of George Lane, with South Woodford station just 12 minutes away for the Central line. Meanwhile, highlights at home include the bright reception with Juliet balcony, modern fitted kitchen, master bedroom with ensuite, ample amount of storage space, allocated parking - and that 125 year lease.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Rectory Court is a Premier development with Security Gates, entry phone system, allocated parking and has attractive grounds which are set back from the busy high road, creating a serene peaceful environment as soon as you step through the gates. With an effortless balance of classic charm and contemporary convenience, this apartment has been lovingly updated in a way that enhances the features such as the generous windows and high ceilings, while the timeless style and security of the development ensures added peace of mind - perfect for the long lease. Coming in at just over 700 square foot, you'll have plenty of space to spread out, while the smart layout means you can keep different aspects of your lifestyle separate. The reception room is bursting with light thanks to the generous Juliet balcony with excellent views over the communal gardens, while the neutral decor and contemporary fittings blend seamlessly with features like the dado rail. There's plenty of space for a dining table as well as a lounging area, and the separate kitchen will be a real convenience, especially with its smart units, sleek worktops and high spec appliances. The two bedrooms are both just as plush. The master has beautifully crafted in-built storage and a modern ensuite, and there's another bathroom in the mix. The spacious hallway offers more storage too - two in-built cupboards handily flanking the entry-way. Outside, beyond your well maintained communal gardens, the sprawling woodlands

of Epping Forest are mere minutes away. You also benefit from having Churchfields Park on your doorstep, a haven for families who are often drawn to this area due to the highly regarded schools, such as the nearby Churchfields Infants and Juniors, which is currently rated 'Outstanding' by Ofsted. You've also got a brilliant selection of supermarkets nearby, including a Waitrose and M&S, and the area even has its own cinema, which is a mere five minute walk away from your home. How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking - and it's 0.1 miles away - aka mere minutes, right on your very street.

#### WHAT ELSE?

- South Woodford station, sat in Zone 4 on the Central line, is just 0.5 miles on foot and will get you directly to Liverpool Street in 18 minutes. Meanwhile, drivers can be on the North Circular in just a few minutes.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.
- Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.
- There are a number of young families living in the development, all of whom attend Churchfields Infant/Junior School (ofsted rating outstanding). This is a highly sought after school and would be attractive to young families.



#### 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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