



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



CLEVELAND ROAD, SOUTH WOODFORD  
£2,200 Per Calendar Month  
2 Bed Apartment



Features:

- Ground Floor Flat
- Two Double Bedrooms
- Separate Kitchen
- Newly Decorated
- High Ceilings
- Original Wooden Flooring
- Patio Doors to the Garden
- Bay Window
- Private Garden

A charming two double bedroom apartment on the ground floor of a semi-detached abode in South Woodford. With a distinct country cottage feel, sumptuous east-facing private garden and superb transport links, this is quite a find.

South Woodford tube station is just seven minutes' walk, for direct central line links to Liverpool Street in twenty minutes or Stratford in ten. Ideal for the colossal Westfield mega mall or manicured greenery of the Queen Elizabeth Olympic Park.

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### IF YOU LIVED HERE...

You'll love having the grand green spaces of both Roding Valley Park and Epping Forest just half a mile away on foot. But you don't even have to open your front door to immerse yourself in nature - your east-facing seventy foot private garden's a gorgeous solace right at your fingertips. A mix of patio and beds with a canopy of mature foliage overhead, this is a spot nature lovers will relish.

Inside and your principal bedroom's a truly substantial 240 square feet with a shuttered box bay window, cherry wood floorboards and a vintage fireplace. Bedroom two's a healthy 165 square feet - plus throw open the patio doors to bring your verdant garden in. Your 150 square foot lounge sits next door, a picture perfect vista framed by an arched window. The kitchen comes decked out in a suite of light grey cabinets and a chef's oven, while your bathroom comes finished in baby blue timber paneling and white metro tiles.

Outside and you're a five minute stroll from Japanese sushi and buns at Sakura, or the catch of the day, fresh from Billingsgate Market, at the Ark Fish Restaurant (both nestled at the top of nearby Hermon Hill). South Woodford's bars and restaurants are just a stretch further for your new centre of social gravity, George Lane. Here you'll find a fine range of supermarkets, shops, cafes, bars and restaurants.

### WHAT ELSE?

- Parents will be pleased to know you have a choice of nine 'Good' and 'Outstanding' Ofsted rated primary and secondary school within a mile's walk, as well as three independent schools.
- Your new local is the stately Railway Bell, a much loved pub with great food and a sunny beer garden. It's just by the station.
- The Odeon South Woodford is just five minutes away on foot, so you're never far from that big screen experience.



### 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 restaurant Sakura, and the award-winning Indian Grand Trunk Road. 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 SENIOR ADVISOR

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**Bedroom**  
15'5" x 15'4"

**Bathroom**  
10'4" x 4'7"

**Reception Room**  
13'5" x 11'11"

**Bedroom**  
13'5" x 12'10"



**Kitchen**  
12'11" x 7'5"

**Garden**  
68'10"



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