



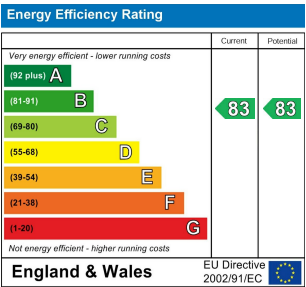
Kitchen / Lounge / Diner  
12'11" x 12'2"

Hall

Bathroom

Bedroom  
10'11" x 12'9"

Total Area: 35.7 m<sup>2</sup> ... 385 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## MAYBANK ROAD, WOODFORD

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



### Features:

- One Bedroom Apartment - CHAIN FREE
- Ground Floor
- New Development
- 900 Plus Year Lease
- Low Service Charge
- Secure Video Entry System
- Short Walk To George Lane & Underground
- Elmhurst Gardens Location

This modern one-bedroom ground-floor apartment offers a great mix of contemporary comfort and everyday convenience, set in the desirable leafy neighbourhood of South Woodford, just a short walk from the shops and amenities of George Lane. Part of a stylish development completed in 2021, the apartment is ideal for commuters, with South Woodford Station only 0.4 miles away. It also benefits from a long lease of over 990 years, and a low service charge—making it a smart and stress-free choice for the long term.

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

Accessed via a secure entry system, the apartment opens into a spacious hallway that leads to a bright open-plan kitchen, living, and dining area measuring 159.90 ft².

The modern L-shaped kitchen is finished in a sleek charcoal tone and features integrated appliances, including a gas hob for precise cooking. Wall and base cabinets provide plenty of storage, making the space as practical as it is stylish—perfect for both everyday use and entertaining.

The living area is flooded with natural light, thanks to a large Crittall-style window. Wide-plank engineered blonde wood flooring enhances the contemporary feel, while recessed spotlights let you adjust the mood with ease.

The double bedroom is generously sized and thoughtfully designed with built-in storage on both sides: a five-door wardrobe along one wall and a two-door cupboard opposite. Soft grey carpet underfoot and crisp white walls create a calm, neutral backdrop ready for your own personal style.

The bathroom is sleek and well-finished, with modern fittings and a clean white suite, including a bath with an overhead shower and glazed screen. Warm taupe tiles add a touch of spa-like comfort.

Maybank Road is a quiet, residential street in South Woodford, valued for its excellent transport connections, great local amenities, and access to nearby green spaces—offering a balanced and convenient lifestyle.

#### WHAT ELSE?

- South Woodford is an ever popular area, combining the charm of suburban living with excellent connections to central London and offers a range of amenities to suit all lifestyles.
- Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Splash Kitchen and Bobo & Wild for coffee and brunch plus the much-loved namesake gastropub, The George.
- Movie buffs will love grabbing some popcorn and heading Woodford's Art Deco Odeon cinema
- For shopping, George Lane is lined with boutique stores and essential services, while Waitrose and Sainsbury's cater to everyday needs
- Outdoor enthusiasts can enjoy the nearby Epping Forest for leisurely walks and cycling, as well as Roding Valley Park for riverside strolls.
- South Woodford station (Central Line) is just a short walk away, providing incredibly easy access to the City and West End (18 mins to Liverpool St or 27 mins to Oxford Circus)



#### A WORD FROM THE EXPERT...

"Woodford Green, as its name suggests, has ample open spaces, including village greens, parks and forest land. The area has a number of popular pubs and eateries. For Italian, the superb Bel Sit is known for its authentic family feel and collection of football shirts. Rosso on the Broadway and Mezza on the Green are also really popular. Along the High Road are a number of historic 'watering holes' including the Cricketers, Travellers Friend, Rose & Crown and Horse & Well. For local shopping, Woodford Broadway is a good choice, including a lovely new fishmonger called Fatfish. There are plenty of bigger family homes here, including the beautiful Arts and Crafts houses on the Monkams Estate. Nearby is the charming inter-war Laings Estate with its green verges and pocket parks. For younger couples and families, there are smaller terraced houses and conversions to be snapped up. Woodford Green is an ideal location for people looking for a mixture of town and country life, and a great place to put down family roots."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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