

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

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

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Kitchen / Lounge  
59'0"" x 49'2""3'3"

Bedroom  
42'7""19'8" x 29'6""22'11"

Bedroom  
42'7""19'8" x 29'6""22'11"

Bathroom  
19'8""13'1" x 16'4""19'8"



## EASTWOOD CLOSE, SOUTH WOODFORD

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

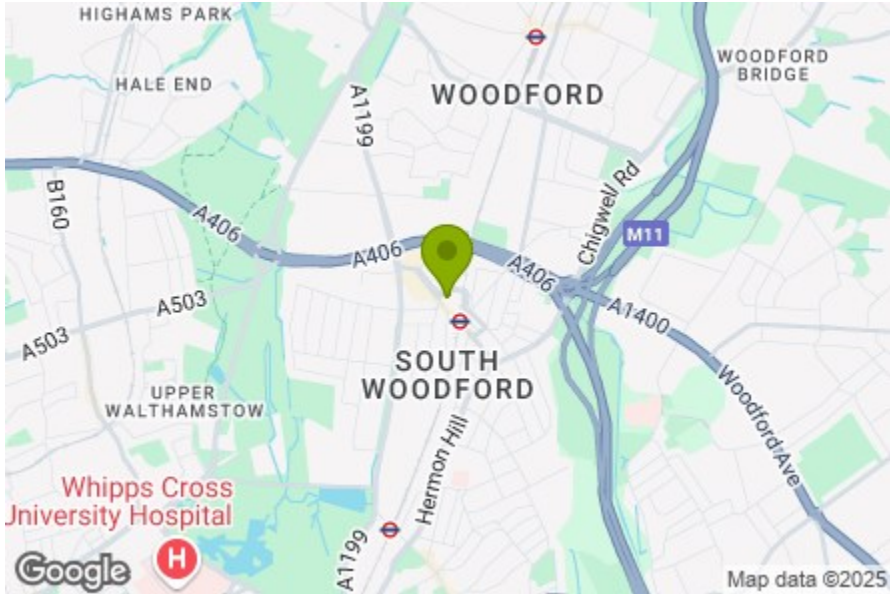


### Features:

- Two Double Bedrooms
- Open Plan Living/ Dining Area
- Close To Tube & Amenities
- Lift Access
- First Floor
- Long Lease
- Wooden Floors

Flat 11, Orchard House, 14 Eastwood Close London, E18 1BX

Set on the first floor of a smart, modern block with the benefit of lift access, this bright and inviting apartment combines ease with everyday comfort. Both bedrooms are doubles, offering light-filled, restful spaces, while the open-plan living and dining area is ideal for unwinding or entertaining. Wooden flooring throughout adds a sense of warmth and cohesion, and a long lease is already in place. With excellent transport links, local cafés and shops just moments away, this is a stylish, well-located home with plenty of appeal.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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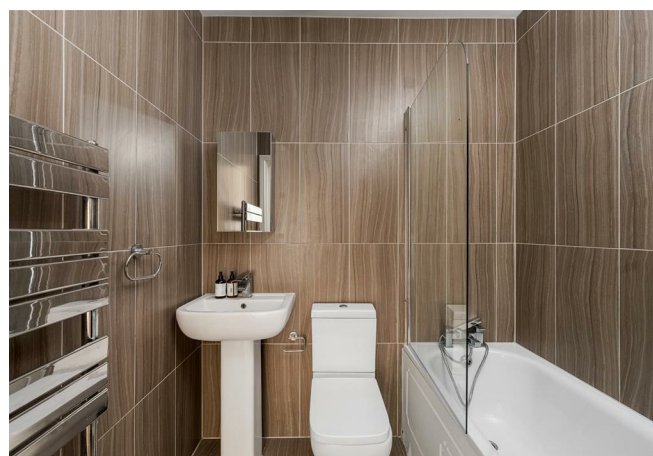
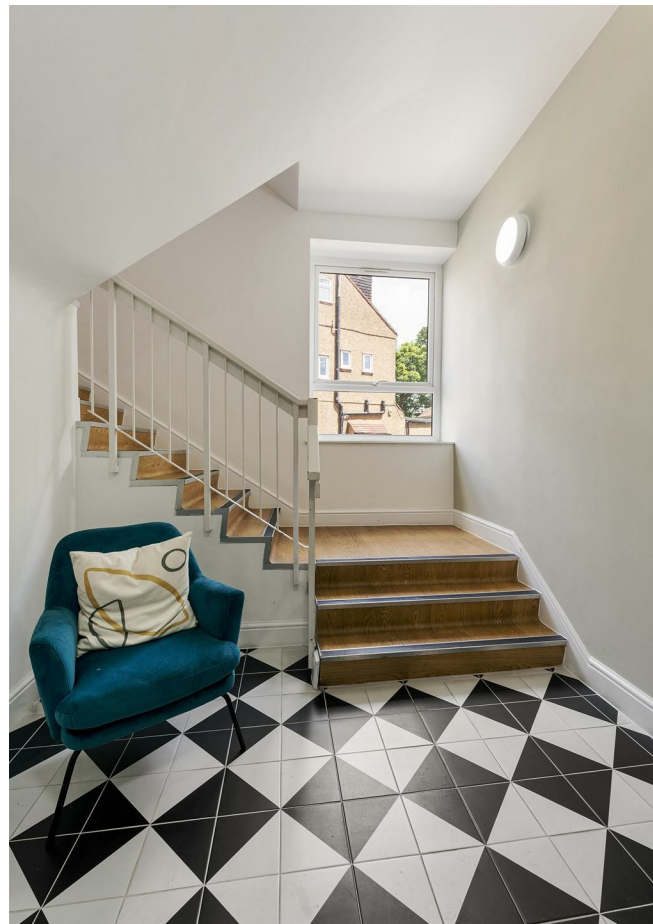
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#### IF YOU LIVED HERE...

With its red-brick exterior and corner setting, the building has a quietly confident presence. A secure entrance leads into a well-kept communal hallway where monochrome tiles, timber stairs and large windows create a bright, pleasant feel.

Inside the flat, the hallway leads smoothly through to each room. The open-plan kitchen and lounge is calm and airy, with pale timber flooring and neutral walls. Windows along the outer wall draw in generous daylight, while the kitchen area is fitted with glossy cabinets, white metro tiles and dark worktops that keep things simple and practical. Appliances are built-in and neatly arranged, and there's ample space to accommodate both dining and relaxing. Two angled windows form a relaxed reading nook or a handy spot for a small desk.

Both bedrooms are doubles with wide windows and a lovely sense of openness. One features a soft green backdrop and a cosy alcove that suits a desk or dressing area. The second continues the gentle palette, with plenty of space for furnishings and a calm, uncluttered feel.

The bathroom is just off the hallway and fully tiled in a warm wood-effect finish. Chrome details provide a smart contrast, and the layout is thoughtfully arranged. A full-sized tub offers the option to soak or refresh with ease. Altogether, the flat has a relaxed, easy-going atmosphere that's ready to be enjoyed.

The surrounding area offers a laid-back mix of local charm and green open space. Just around the corner, George Lane is the neighbourhood's lively hub, lined with independent shops, cafés and useful amenities.

Among its highlights is Bobo & Wild, a much-loved spot for coffee and brunch, known for its warm atmosphere and seasonal menu. A little further along, The George and The Railway Bell are two long-standing pubs offering classic food, spacious beer gardens and a friendly local crowd. For a change of pace, Eagle Pond and the sweeping expanse of Epping Forest are within easy reach.

Part of Leyton Flats, this area is ideal for weekend walks, picnics or simply escaping into nature.



#### WHAT ELSE?

South Woodford Station is just a five-minute walk away, offering fast connections via the Central Line into the City, West End and beyond. It's ideal for commuters and anyone needing easy access to central London. There are also numerous bus routes running through the area, making travel across East London and neighbouring districts straightforward. Whether you're heading into town for work or exploring nearby areas, getting around from here is both simple and convenient.

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