



Reception Room
18'0" x 13'10"

Kitchen
7'7" x 6'10"

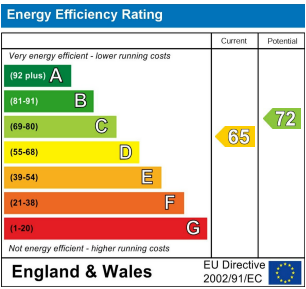
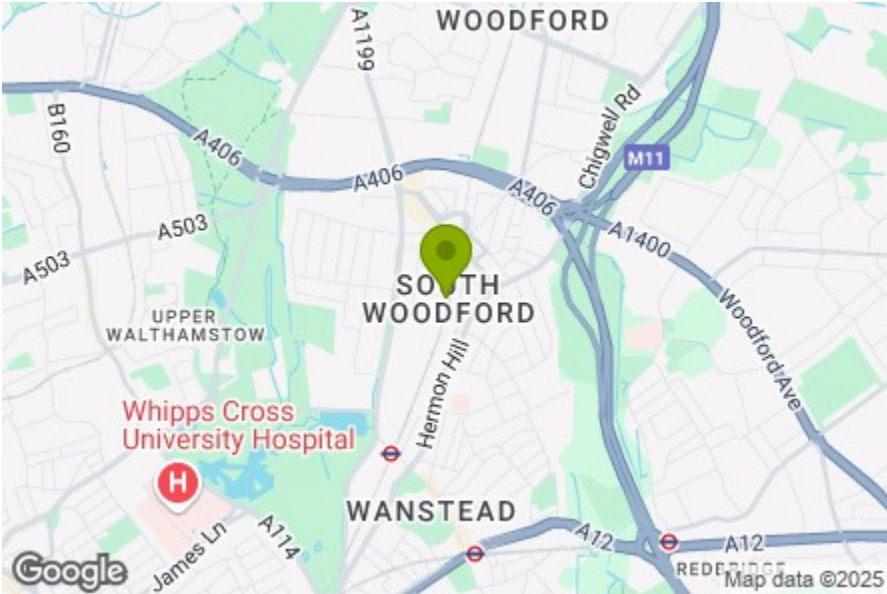
Bedroom
11'9" x 14'0"

Ensuite
7'6" x 3'9"

Bedroom
17'1" x 13'9"

Bathroom
10'9" x 8'7"

Steam Room



CLARENDON ROAD, SOUTH WOODFORD

Offers In Excess Of £600,000 Leasehold
2 Bed Apartment - Duplex



Features:

- Two Bedroom Split Level Apartment
- Original Period Features Throughout
- Two Bathrooms (William Holland Copper Bath & Basin)
- Fully functional Professional-Grade Steam Room
- Beautifully Finished
- Double-Glazed Sash Windows
- Premier Location Within South Woodford
- Exposed Wooden Floors, Stylish Stair Runners
- Kitchen Fitted With Meile Appliances
- Six Minute Walk to South Woodford Station

Set across two thoughtfully designed levels, this exceptional two-bedroom, two-bathroom apartment blends original period charm with refined modern living. Highlights include exposed wooden floors, elegant stair runners, and high ceilings throughout. The main bathroom features a handcrafted William Holland copper basin, while a stunning copper bath adds a showstopping touch to the top-floor bedroom. A fully functional, professional-grade steam room completes the spa-like offering. Miele appliances elevate the bespoke kitchen, and double-glazed sash windows provide both comfort and character. Just six minutes from South Woodford Station, the City is easily reached via the Central Line.

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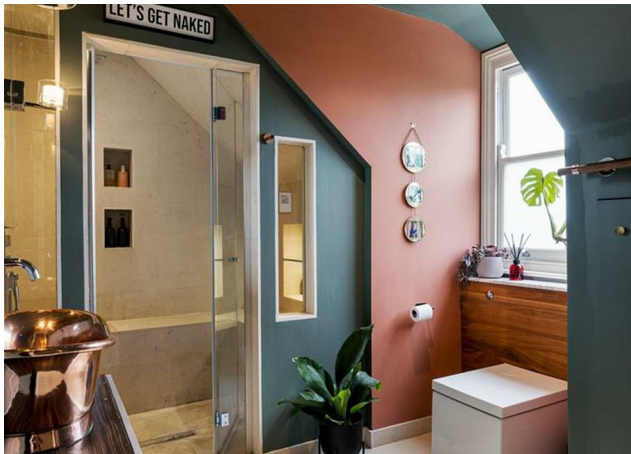
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IF YOU LIVED HERE...

Step into a home where character runs deep and every detail has been carefully considered. The wide entrance hallway sets the tone, leading to a staircase with stylish runners, crisp white spindles, and a dark timber handrail. An exposed brick wall adds texture and warmth, complemented by a rustic timber accent, while a fully glazed door draws light through to the kitchen.

At the front, the reception room stretches beneath generous ceilings, with dark-stained floorboards and elegant double-glazed sash windows. An original fireplace with exposed brickwork and timber surround anchors the space, framed by built-in cupboards and detailed corning. There's ample room for both lounging and dining in a layout that feels open yet grounded.

The first-floor bedroom is full of period charm, with a sash window overlooking the garden, an original fireplace with marble insets, and ornate coving. A calming en suite lies beyond, finished in soft green, warm wood panelling, and recessed shelving with integrated lighting. The glass-framed shower is set against glossy tiling.

Bright and well laid out, the kitchen is a welcoming space with twin skylights and a rear sash window that fill it with natural light. Italian marble worktops add a refined, classic touch, while integrated Miele appliances offer style and reliability for effortless cooking.

Upstairs, the landing offers fitted storage and leads to a striking second-floor

bedroom. A freestanding William Holland copper bath sits beneath the eaves, with leafy wallpaper and a decorative fireplace completing the look. Twin sash windows flood the room with light, while full-height wardrobes offer plenty of storage. Adjacent, the bathroom features a matching copper basin, warm earthy tones, and a generous walk-in shower. Beyond, a fully tiled, professional-grade steam room with aromatherapy tray provides a true spa experience at home.

The surrounding area blends village-like charm with excellent amenities and green spaces, making it a highly desirable place to settle. Just around the corner, George Lane offers a thriving mix of independent shops, high-street staples, and cosy cafés. Bobo & Wild is a local favourite for brunch, great coffee, and relaxed catch-ups, while the Railway Bell serves as a welcoming local with a classic pub feel and a strong sense of community. A little further along, The George offers a more expansive setting—ideal for meeting friends or enjoying a leisurely weekend meal in characterful surroundings.

For those who enjoy nature, the landscape opens up beautifully to the north. Epping Forest and Eagle Pond are within walking distance, offering a peaceful retreat from urban life. Whether you're taking a morning stroll beneath the trees or simply enjoying the view across the water, this corner of East London has an enviable balance of access and tranquillity.

WHAT ELSE?

South Woodford Station is just a six-minute walk, offering fast and direct access to the City and West End via the Central Line. A range of local bus routes also serve the area, making travel smooth and straightforward—whether you're heading into town or staying closer to home.



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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