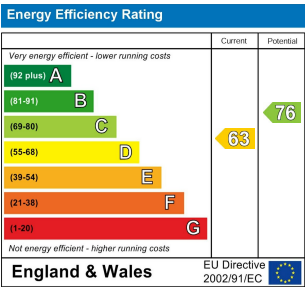


Reception Room  
18'1" x 12'2"

Bedroom  
10'9" x 8'4"

Bathroom  
8'11" x 4'10"

Garden  
10'4" x 10'2"



## CLEVELAND ROAD, SOUTH WOODFORD

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Victorian Conversion
- Private Garden Terrace
- Beautiful Tree Lined Residential Street
- Large Windows & Natural Light
- High Ceilings & Period Features
- Short Walk to South Woodford Station
- Close to Shops & Amenities
- Long Lease of 139 Years/ No Service Charges
- Chain Free Sale

This one bedroom apartment forms part of a Victorian conversion on a desirable residential street, combining character features with well-proportioned interiors. The open-plan living space offers flexibility and flow, enhanced by high ceilings and period detailing. A private garden terrace provides desirable outdoor space, ideal for relaxing. Conveniently located within easy walking distance of South Woodford Station and close to local shops, cafés and everyday amenities, the property is offered chain free with a long lease, making it an attractive option for first-time buyers, downsizers or investors seeking a well-connected yet peaceful setting.

REQUEST A VIEWING  
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**E18 & IG8**  
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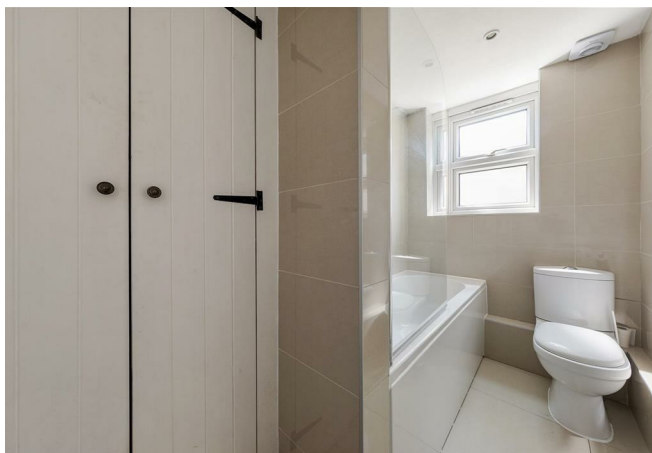
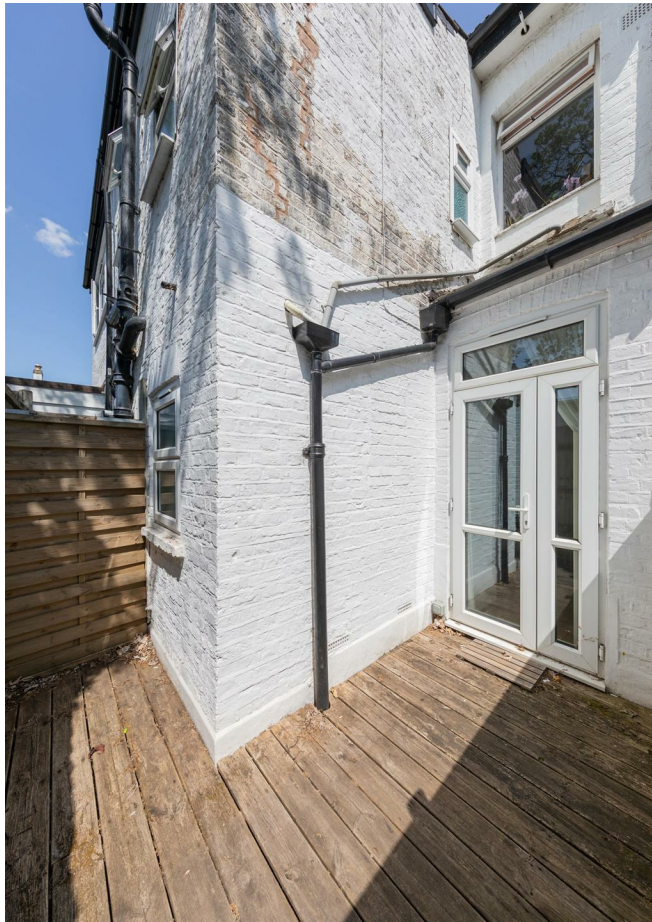
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#### IF YOU LIVED HERE...

Set within an attractive period conversion, this ground floor home boasts a classic façade with tall bay windows, a pitched porch, and decorative gables above the bays. Inside, the entrance opens directly into a generous reception space, where a striking bay window draws in natural light and frames a leafy street view. Pale wood flooring runs underfoot, while a traditional fireplace with a dark stone hearth adds a touch of character, flanked by integrated shelving and cabinetry. The adjoining kitchen is smartly finished, with contemporary tiling and ample worktop space that makes everyday living a breeze.

Positioned at the rear, the bedroom offers a tranquil retreat, complete with a wall of built-in wardrobes and direct access to the garden terrace via French doors. Light flows easily through the generous window recess, complementing the soft neutral palette and enhancing the sense of openness. Beyond, the bathroom is finished in large-format tiles for a polished look, with twin frosted windows and a discreet built-in cupboard providing practical storage. Outside, the private decked terrace is enclosed by fencing, offering a peaceful, low-maintenance space for quiet mornings or a spot of evening relaxation.

The local area offers a vibrant mix of greenery, community favourites and cosy corners to explore. Just a short stroll away, George Lane is lined with independent shops, cafes and useful amenities, including Bobo & Wild perfect for artisan coffee and brunch in a stylish, relaxed setting. The Railway Bell is a welcoming local pub with a traditional feel, perfect for a laid-back catch-up. For classic comfort food, Toby Carvery is within easy reach. Nature lovers will appreciate the proximity to Eagle Pond, a peaceful spot with resident swans, and the expansive woodlands of Epping Forest, ideal for walking, cycling or simply escaping into the calm of the trees.

#### WHAT ELSE?

Just over five minutes from South Woodford Station, this location offers easy access to the Central Line, putting the City and West End within effortless reach. A network of local bus routes connects you to nearby areas including Walthamstow, Leytonstone, Wanstead, and Ilford, making both commuting and local outings simple. It's a well-connected spot that still retains a calm, residential atmosphere.



#### 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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