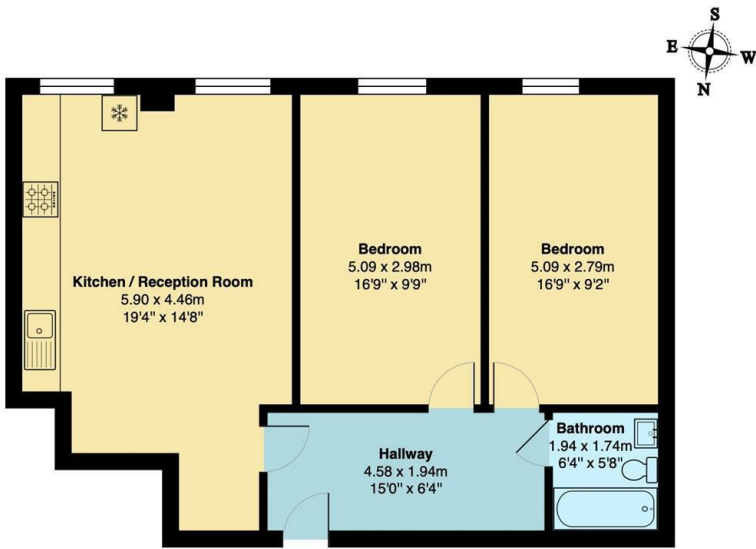




Second Floor

Total Area: 71.2 m² ... 767 ft²  
All measurements are approximate and for display purposes only.

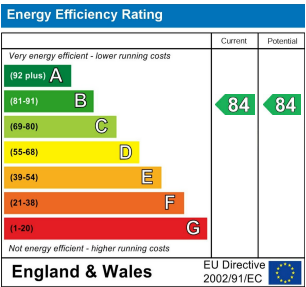
Kitchen / Reception Room  
19'4" x 14'7"

Bedroom  
16'8" x 9'9"

Bedroom  
16'8" x 9'11"

Bathroom  
6'4" x 5'8"

Hallway  
15'0" x 6'4"



## EASTWOOD CLOSE, SOUTH WOODFORD

Offers In Excess Of £390,000 Leasehold  
2 Bed Apartment



### Features:

- Two Double Bedroom Apartment
- Second Floor
- Open Plan Kitchen/Living Area
- Wooden Flooring
- Lift Access
- Secure Entrance
- Minutes from South Woodford Station
- Chain Free

This immaculate two-bedroom home on the second floor is more than just move-in ready—it's the kind of place you'll want to settle into straight away. From the spacious open-plan kitchen and reception to the light-filled layout and sleek finish, every detail feels thoughtfully done. Set in a peaceful, low-rise block, it's a rare combination of comfort, style and practicality. With very little through traffic and a secure entryphone system, this is a lovely little solace in the heart of South Woodford.

Location-wise, you're brilliantly placed; just a two-minute walk to South Woodford Station, with the Central Line whisking you to Liverpool Street in 15 minutes or Oxford Circus in 35. But when the weekend rolls around, you've also got leafy Epping Forest on your doorstep, an art deco cinema and a buzzing local food scene to enjoy. In short, it's a home that offers the best of both worlds—city convenience and room to breathe.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

Through a smart and secure communal entrance and benefitting from lift access, this stunning apartment in a low-rise block immediately sets the right tone—calm, cared-for, and welcoming. Step inside, and the wide hallway opens up with warm engineered wood flooring that flows seamlessly throughout, giving everything a cohesive, easygoing charm.

The bright and open 300 sq ft kitchen/reception space. Sleek pale grey-green cabinetry lines one wall, balanced by a neatly tiled splashback and dark granite-style countertops. There's plenty of room here to cook, relax, and gather around the table—whether it's a quick weekday bite or a leisurely weekend brunch.

Positioned off the central living space are two generously sized double bedrooms, each stretching over 16.8 ft. and filled with natural light thanks to well-placed windows that welcome the morning sun. Both are finished with blond engineered wood flooring and thoughtful, understated décor, creating a calm and consistent feel throughout.

The bathroom pairs wood-effect tiling with a crisp white suite, offering a calming, natural vibe. With both a bath and a glazed screen shower, you've got flexibility whether you're in the mood for a long soak or a quick start to your day.

The purchaser will also be granted a share of the freehold upon completion of the sale of the final flat in the block.

WHAT ELSE?

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 to 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 as well as a monthly farmer's market. Outdoor enthusiasts can enjoy the nearby Epping Forest, a mere 5-minute walk away 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 35 mins to Oxford Circus).



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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