



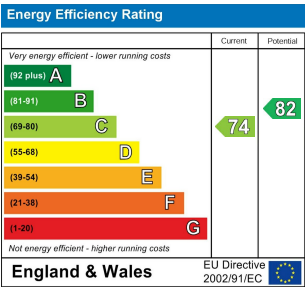
Reception Room
11'10" x 17'10"

Bedroom
7'1" x 14'10"

Bedroom
8'9" x 14'1"

Bathroom
6'6" x 6'9"

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



MARLBOROUGH ROAD, SOUTH WOODFORD

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment



Features:

- Impressive Brick Fronted Victorian Conversion
- Two Comfortable Bedrooms
- 145 Year Lease
- No Service Charges Or Ground Rent
- Private Section of Garden
- Large Windows Throughout
- Dining Kitchen
- Premier Location Close to George Lane & Tube

Set on the first floor of an elegant Victorian conversion, this bright and inviting home enjoys a classic period façade and thoughtfully arranged living space. Two well-proportioned bedrooms sit alongside a spacious kitchen and dining area, with tall windows bringing in plenty of natural light throughout. The property is offered with a lengthy lease of 145 years, and there are no service charges or ground rent to factor in. To the rear, a delightfully planted section of the garden offers a tranquil green escape. All perfectly positioned just a short stroll from George Lane's lively high street and Central Line connections.

REQUEST A VIEWING
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IF YOU LIVED HERE...

This handsome period conversion has plenty of kerb appeal, with traditional brickwork, tall bay windows and ornate detailing. A private entrance sits beneath a decorative archway, with a tiled step and greenery adding a welcoming touch. Inside, the first floor unfolds with a bright, central hallway, softly carpeted and offering room for furnishings, as well as a built-in cupboard for storage. The layout flows naturally from one space to the next, with a soft glow filtering through from the reception. The kitchen/diner sits to the rear and offers a lovely balance of function and charm, with warm patterned flooring, natural wood cabinetry and deep green walls creating a rich, inviting atmosphere. A wide window frames leafy garden views, making the dining area a particularly pleasant spot. The bathroom is crisp and contemporary, with geometric flooring, white metro tiles and a frosted window for added privacy. There are two bedrooms, each with their own character. The larger is calm and well-proportioned, featuring a full wall of fitted wardrobes and garden outlooks, while the second is bright and neatly arranged with plenty of scope for storage. At the front of the home, the reception is spacious and full of daylight, thanks to the generous bay window and pale timber floor. Outside,

you'll find your section of the garden framed by mature planting, with a paved patio, shed and part of the lawn providing space to relax, dine and enjoy the open air. The surrounding area is full of character and charm, with George Lane just a short walk away offering a lively mix of local favourites. Whether you're grabbing coffee and brunch at Bobo & Wild, enjoying a laid-back drink at The Railway Bell, or browsing independent shops, there's plenty to explore nearby. For dining out, Jones & Sons offers a stylish setting and modern British menu just over ten minutes away. Nature lovers will appreciate the open skies and calming waters of Eagle Pond, which forms part of the expansive Epping Forest, perfect for a weekend stroll or a peaceful escape. It's a setting that blends convenience, community and natural beauty.

WHAT ELSE?

South Woodford station is just a few minutes from the property, offering swift connections via the Central Line into the City and West End. The area is also well served by local bus routes, making it easy to reach surrounding neighbourhoods like Wanstead, Walthamstow and Leytonstone. Whether you're commuting or exploring, getting around from here is simple, with reliable links in every direction.



A WORD FROM THE OWNER...

"We have lived here as a family for 14 years but I have lived here for almost 30. I love the flat - it is spacious and bright and in a fantastic location. It's easy to walk to the shops, the tube or the local schools. It's great having a kitchen you can sit in and having our garden is fantastic. Despite being close to everything the area is quiet. I will miss living here it's been my home for so long but we need more space as our son grows up."

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