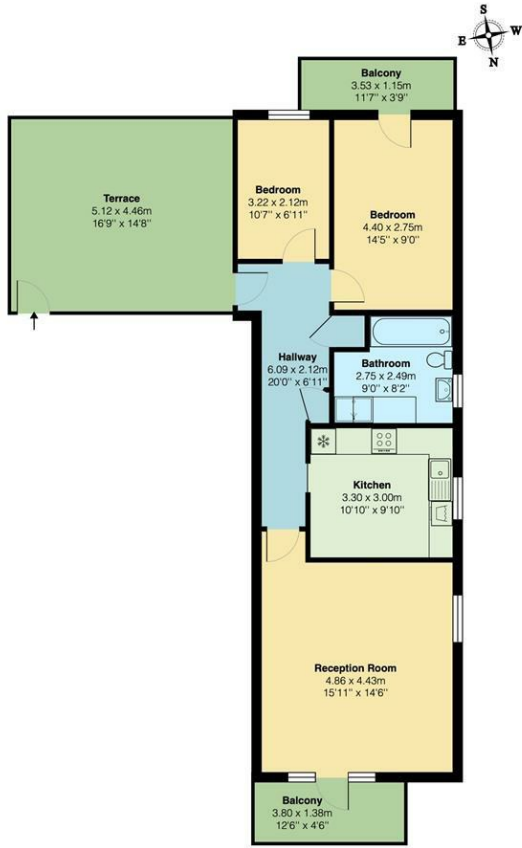




First Floor  
Total Area: 69.4 m<sup>2</sup> ... 747 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Terrace  
16'9" x 14'7"

Balcony  
11'6" x 3'9"

Bedroom  
10'6" x 6'11"

Bedroom  
14'5" x 9'0"

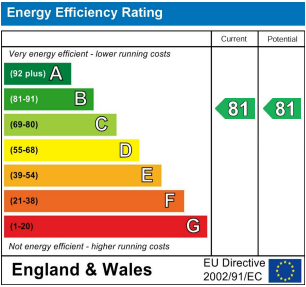
Hallway  
19'11" x 6'11"

Bathroom  
9'0" x 8'2"

Kitchen  
10'9" x 9'10"

Reception Room  
15'11" x 14'6"

Balcony  
12'5" x 4'6"



## CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £415,000 Leasehold  
2 Bed Apartment



### Features:

- Spacious Two Bedroom Apartment
- Large Private Terrace
- Private Space In Gated Car Park
- South Facing Views Of Churchfields Gardens
- Spacious Living Room With Balcony
- Master Bedroom With Balcony
- Kitchen Diner & New Bathroom
- Churchfields School Catchment

This gorgeously bright two-bedroom apartment occupies a quiet position in a leafy part of E18, just a few minutes from the ancient woodlands of Epping Forest.

The view inside is just as stunning, with two balconies and a terrace - all in different positions and therefore providing optimum sunshine and soothing views. The kitchen is spacious enough for dining in, and the bathroom is newly fitted. The private space in the gated car park is yet another perk.

South Woodford station is 18 minutes on foot, so you have easy access to the city via the Central line, but there are some brilliant amenities in the local area so you'll want to stick around as much as possible.

REQUEST A VIEWING  
0203 3691818

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#### IF YOU LIVED HERE...

You've got 747 square foot of space ready to enjoy - and that's not even including the balconies and terrace, which are so perfectly placed that on warmer days they'll become a real extension of your living space. Perhaps you can start the day on the east-facing terrace with a coffee, before moving to your south-facing balcony for a read of your book? Bliss.

As well as being energy efficient, the first floor height ensures plenty of natural light, something you'll really appreciate in your dual aspect reception room, where you'll also find spotless decor, soft carpeting and custom shelving. The separate kitchen is smart and modern, with ample units and a convenient breakfast bar. The bedrooms are all bright and immaculate, as is the newly-fitted bathroom, which has both a tub and walk-in shower.

Beyond your home, you'll love how this whole area balances rural charm with urban buzz. You'll enjoy being able to stroll nine minutes to Jones & Son, the sister branch of the renowned Dalston dining hot spot. South Woodford also offers a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere 12 minute walk away from

your home. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only around 45 mins from the centre of the capital.

South Woodford station is less than a mile away, where the Central line can take you to Liverpool Street in just 20 mins.

#### WHAT ELSE?

- What, you want even more green space? How about Roding Valley Park, home to a glorious nature reserve full of wildlife - all around a mile from your door.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, including Churchfields Primary School.
- Your new local? How about The George, a short stroll away - offering a warm atmosphere, friendly staff and a great menu.



#### A WORD FROM THE OWNERS...

"The area is great for young families, with lots of parks, family-friendly cafes and outstanding schools. We particularly like how close Epping Forest is for weekend walks in nature."

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