



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom
9'10" x 13'3"

Reception
14'6" x 12'0"

Kitchen
7'8" x 8'11"

Shower Room

Storage

Bedroom
8'8" x 10'4"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs
EU Directive 2002/91/EC

VICTORIA ROAD, SOUTH WOODFORD Offers In Excess Of £350,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Ground Floor Apartment
- Chain Free Sale
- New Kitchen & Bathroom
- Communal Gardens
- Secure Entry System
- Immaculate Condition Throughout
- Short Walk To South Woodford Tube
- Moments From Roding Valley Park

Set on the ground floor of a smart, purpose-built development, this immaculate two-bedroom apartment is set in one of E18's most convenient locations. South Woodford station, providing swift access to the Central line, is just a short distance away, while Epping Forest and Roding Valley are also within easy reach, offering an excellent balance of green open spaces and thriving amenities.

Internally, the well-designed layout features a bright reception room and a separate kitchen, all flawlessly finished throughout. Residents benefit from a secure entry system and well-maintained landscaped communal gardens. The fact that it's on the market chain-free is just the icing on the cake.

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IF YOU LIVED HERE...

With almost 600 square feet of internal space, this is a home you can truly enjoy settling into, with plenty of scope to add your own personality over time. Thanks to its south-east-facing aspect and neutral colour palette, the reception room feels bright and welcoming, with ample space for both working and socialising. The separate kitchen has been newly fitted, making it particularly practical for everyday living.

Both bedrooms are generously proportioned and finished in thoughtful style, complete with soft carpeting. The contemporary bathroom has also recently been refitted.

On warmer days, the well-kept communal grounds are ideal for relaxing, while Epping Forest and Roding Valley Nature Reserve are both close by, offering easy access to expansive green space just moments from the doorstep.

Down in South Woodford, the local food and drink scene is

thriving. Be sure to check out the new Jones & Sons, a local offshoot of the much-loved Dalston original, and don't miss the monthly farmers' market. You've also got a great selection of supermarkets, including M&S and Waitrose, plus a local cinema.

South Woodford station is just a short stroll, with the Central line taking you to Liverpool Street in around 20 minutes.

WHAT ELSE?

- Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe that serves up some exceptional brunches.

- Make the Railway Bell your new local. Just four minutes away, this traditional pub has great food, friendly staff and plenty of entertainment.

- Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.



A WORD FROM THE EXPERT....

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Pause Pilates and Elmhurst Gardens tennis courts are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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