

Lower Ground Floor

Total Area: 84.2 m² ... 907 ft²
All measurements are approximate and for display purposes only

Reception Room
21'4" x 14'3"

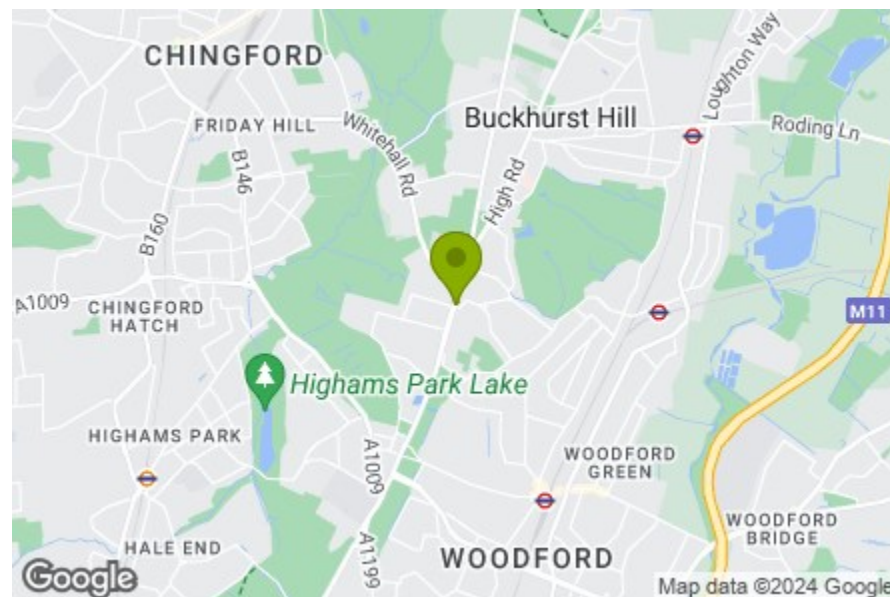
Kitchen
10'4" x 8'8"

Bedroom
12'9" x 13'2"

Bedroom
6'10" x 11'5"

Built in Wardrobe

Bathroom
10'3" x 4'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HIGH ROAD, WOODFORD GREEN Offers In Excess Of £375,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Chain Free
- Lower Ground Floor Apartment
- Beautiful Victorian Conversion
- Two Bedrooms
- Allocated Private Parking Space
- Communal Gardens
- Private Entrance
- Roughly 900sqft
- Close to Epping Forest
- Ample Storage Options

Set in delightful communal gardens with off-street parking, this spacious two bedroom flat in Woodford Green is within easy walking distance of the station and shops in Woodford, and great green spaces including Epping Forest.

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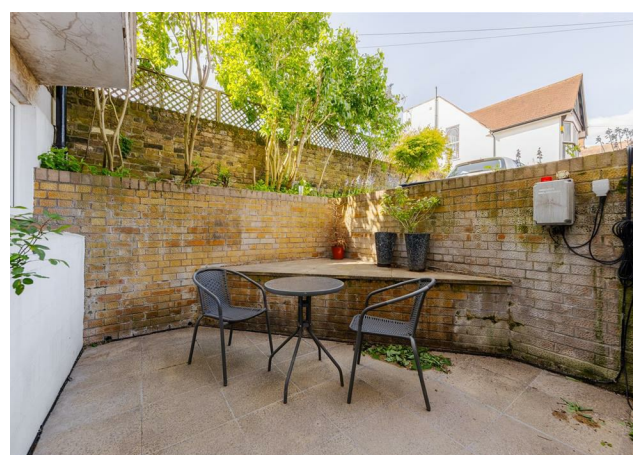
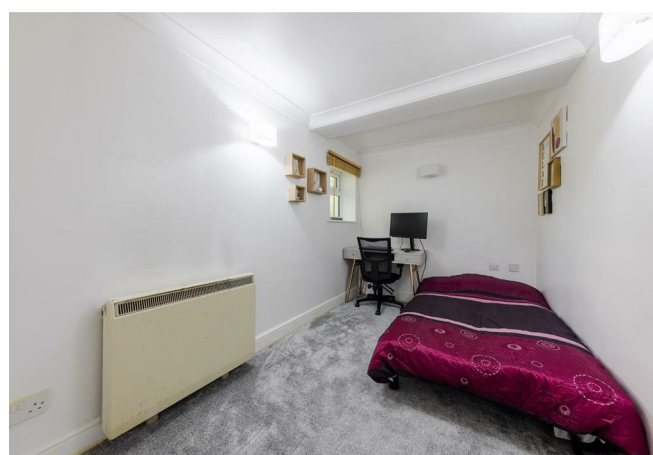
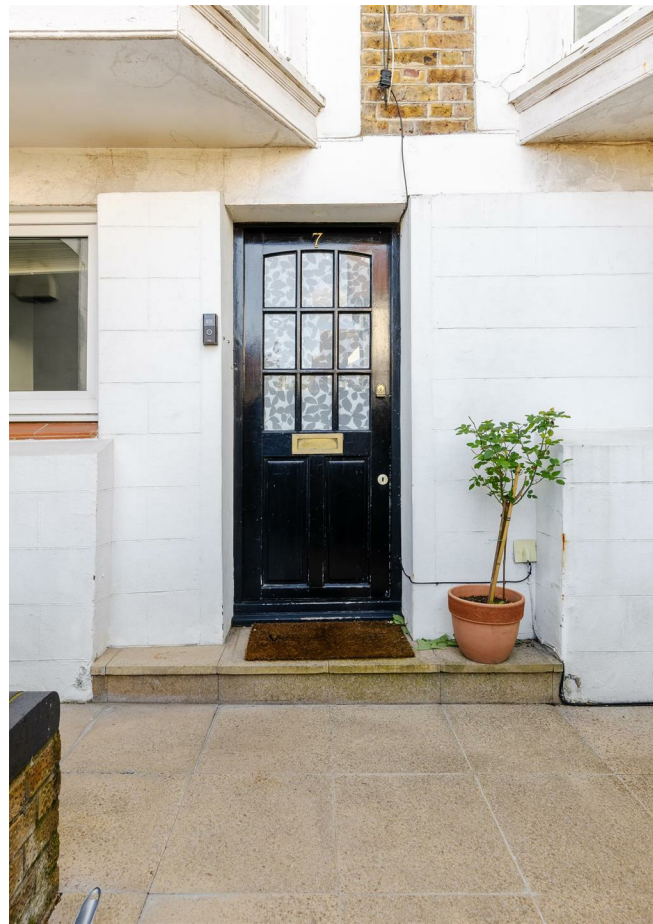
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REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd have plenty of space indoors and out, with over 900 square feet inside, shared gardens outside, and your own parking space.

The apartment is on the lower ground floor of a substantial semi-detached villa surrounded by landscaped communal gardens and set back from the road behind a large walled front garden with mature trees along the front boundary. At the quiet rear of the building there are steps down paved courtyard and the apartment front door. This brings you straight into the main living space – a huge 21'5" by 14'4" room with an open doorway to the adjacent kitchen. This spacious room has two west-facing windows (ideal for afternoon and evening sun), plenty of space for sofas and a large dining table, and lovely wood floor that continues into the kitchen. Fitted wall and floor cabinets wrap around two walls of the kitchen, housing fully integrated appliances and providing plenty of worktop and storage space. Glossy white doors, a wood worktop, and a metro tiled splashback complement the wood floor and give the space a welcoming feel.

Leaving the living room, you step into a central hallway which leads to the two bedrooms and the bathroom. The main double bedroom measures 13'3" by 12'9" and has two east-facing windows with leafy garden views, whilst the second bedroom, also a double, measures 11'5" by 6'10". Both bedrooms have all white walls, plush grey

carpet and large walk-in wardrobes, and there's even more storage space in a built-in cupboard outside the bathroom. The fully tiled bathroom has a bath with a shower and screen, a freestanding contemporary washbasin and WC, and an opening high-level window.

The property occupies a large corner plot with a large communal garden to the front and a car park to the rear accessed via the side road where the apartment has its own allocated parking space.

WHAT ELSE?

- You'll be living within easy walking distance of the many shopping, entertainment, and leisure options in Woodford, including the extensive acres of nearby Epping Forest.
- Public transport links are excellent. Woodford and Roding Valley stations on the Central Line are both within a mile, offering regular direct journeys to the City (c.20 minutes) and West End (30 min). It's also a convenient location for drivers, with the North Circular Road and M11 motorway an 8-10 minute drive away.
- Green spaces are plentiful; Highams Park and Epping Forest are both a short cycle from your door, and there lots of sports clubs in the local area.
- The building is well-maintained and the roof was replaced in 2023 with a 10-year warranty.



A WORD FROM THE OWNER...

"I was really attracted to the size of the property when I first viewed it. There are not many two bedroom properties that are over 900 sq ft. Alongside this, the period features of the property was a unique selling point as well as two lots of outdoor space. All of that for a lower than average service charge.

It is a short walk to Woodford Station as well as walking distance to some trendy coffee shops and restaurants close by on the High Road. Epping Forest is a stone's throw away for those avid adventurers and cyclists. There is a real community feel living amongst other young professionals in the neighbouring flats, all of which has made this a perfect first home for my family and I."

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