



Second Floor

Total Area: 51.5 m² ... 555 ft²

All measurements are approximate and for display purposes only

Reception Room
14'4" x 13'5"

Kitchen
6'0" x 13'5"

Bathroom
6'0" x 4'11"

Bedroom
12'7" x 11'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MONTALT ROAD, WOODFORD GREEN

Asking Price £285,000 Leasehold
1 Bed Flat



Features:

- One Bedroom
- Second Floor Apartment
- Chain Free
- Approx. 555 Square Foot
- Moments from Epping Forest
- Communal Gardens
- Easy Access to Highams Park and Woodford

This delightful second floor apartment combines space, light, and a superb setting. Offering around 555 square feet of thoughtfully arranged accommodation, the one bedroom home is presented chain free, creating an appealing opportunity for a smooth move. Residents enjoy access to expansive communal gardens, a peaceful retreat framed by greenery. With Epping Forest moments away, endless walking trails and natural scenery are on the doorstep, while Highams Park and Woodford are both within easy reach, placing excellent transport links and vibrant local amenities close at hand.

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IF YOU LIVED HERE...

The front door opens into a beautifully proportioned reception room, where natural light enhances the sense of openness and warmth. A striking black fireplace with contemporary detailing forms an impressive focal point, while the layout allows for clearly defined lounging and dining areas. With warm wood flooring running throughout, the room feels perfectly suited to both everyday living and entertaining. From here, one corridor leads towards the kitchen, where vibrant red tiling provides a lively contrast to monochrome chequerboard flooring. The wide window draws light across clean white cabinetry, creating an uplifting environment with plenty of room for cooking and storage. Opposite the bathroom along this corridor, built-in storage is neatly integrated for ease. The bathroom itself is finished with crisp tiling and a patterned floor, featuring a full-size bath with a rain shower above, all kept airy by frosted windows that ensure privacy.

A second corridor connects the reception room with the bedroom, where a double built-in cupboard offers additional practicality. The bedroom is a generous double, styled with a soft feature wall that brings subtle depth to the décor. A wide window frames an open view, and the calm neutral palette makes this an inviting setting to unwind.

Beyond the interiors, residents benefit from a communal garden with a long lawn edged by mature greenery. At the far end, useful outbuildings provide excellent space for bike storage, adding practicality to this shared outdoor retreat. For those who love

the outdoors, an entrance to The Highams Park is just a 3 minute walk away, opening up to lakeside paths and woodland trails.

Set within Woodford Green, the location blends green space, dining, and community charm. Nearby Mojos Brasserie offers a stylish setting for relaxed meals, while Rosso Restaurant serves authentic Italian dishes in an elegant atmosphere. For something more traditional, the Rose & Crown is a welcoming local pub full of character. Nature is close at hand, with the tranquil Highams Park lake forming part of the vast Epping Forest. Here you can follow winding woodland trails, enjoy peaceful waterside strolls, or simply pause to take in the wildlife that flourishes in this historic landscape. A little further on, Highams Park offers a lively mix of independent shops and cafés, while South Woodford's George Lane provides a bustling high street with restaurants, boutiques, and everyday essentials.

WHAT ELSE?

Woodford Station can be reached on foot in just over 20 minutes, giving direct access to the Central line. Alternatively, regular bus services provide a quick and easy link to both Woodford and Highams Park stations, the latter offering direct rail connections into London. With the choice of walking or hopping on a bus, travel options remain flexible and well suited to daily commuting or weekend exploring.



A WORD FROM THE OWNER...

This flat has been a cherished home for the past three years. The flat offers a peaceful view over Highams Park, and the proximity to Epping Forest brings nature right to the doorstep. With excellent transport links into London, the location offers the perfect blend of green space and city convenience. Many happy memories have been made here, and it's now ready for someone new to enjoy everything it has to offer.

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