

Bedroom
14'8" x 12'5"

Reception
13'8" x 16'3"

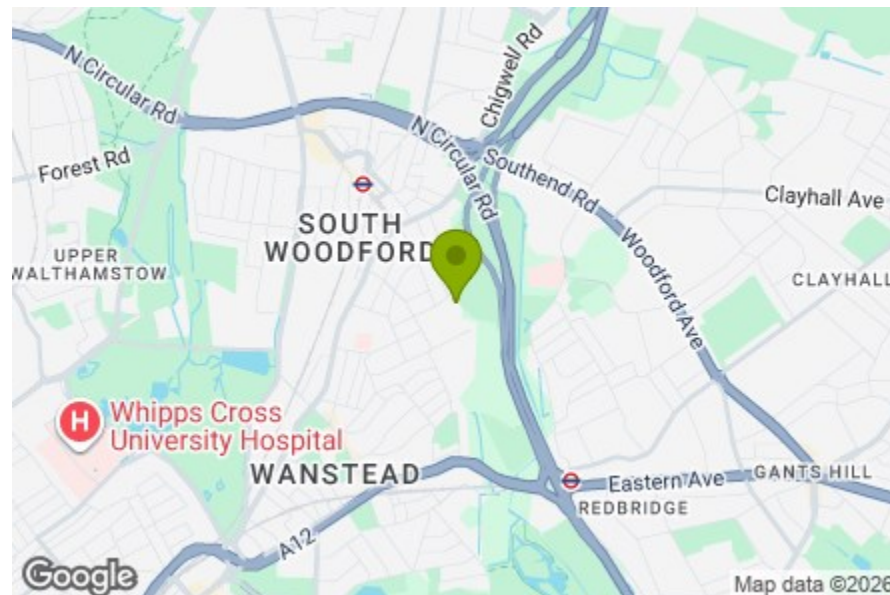
Kitchen
8'6" x 7'0"

Bathroom
7'0" x 6'2"

Bedroom
11'11" x 11'5"

Total Area: 67.4 m² ... 725 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(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	



LIME TREE CLOSE, SOUTH WOODFORD

Offers In Excess Of £375,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- First Floor
- Share of Freehold
- Allocated Parking Space
- Modest Service Charges
- Triple Aspect Living Room
- Bathroom & En Suite
- Storage Cupboard
- Views Overlooking Playing Fields
- Easy Access to Roding Valley Park

A bright and well proportioned two bedroom first floor apartment, set in a peaceful E18 close with open views across the playing fields. With allocated parking, share of freehold and green space close by, it has a calm, tucked away feel while still being well placed for the everyday ease of the surrounding area.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

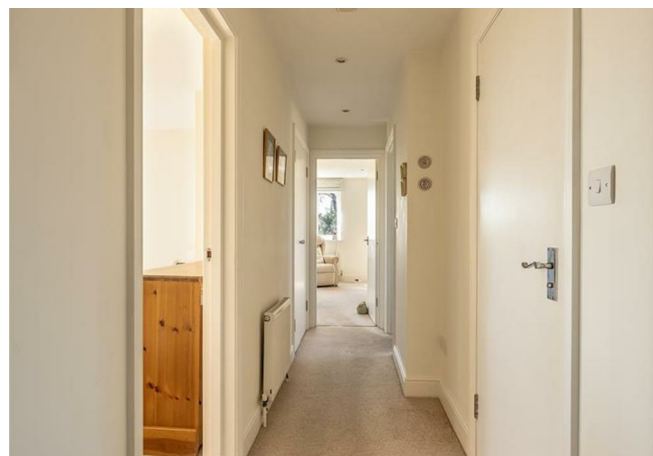
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newhomes@stowbrothers.com
0203 325 7227

Investment & Development
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0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'd step into a central hallway with a handy storage cupboard, keeping coats, shoes and the usual day to day bits neatly out of sight. From here, the reception room opens out as the natural heart of the home, a generous triple aspect space with room to relax and dine, and plenty of light moving through across the day. The outlook is especially lovely, with those open views over the playing fields giving the room an airy, unhurried feel.

The kitchen sits separately just off the hall, neatly arranged with white cabinetry, dark worktops and a practical layout that makes good use of the space. The main bathroom is also set off the hallway, finished in a simple, clean style with a full bath and soft neutral tones.

Both bedrooms are comfortable doubles, with the larger of the two also benefiting from its own en suite shower room. The decor throughout is calm and understated, with pale walls & fitted carpet. Add in the allocated parking space, share of freehold and modest service charges, and this is a home that feels easy to settle into.

WHAT ELSE?

- George Lane is South Woodford's main hub, with South Woodford Underground Station on the Central line, plus supermarkets, bars, restaurants, a library and the Odeon all gathered nearby.
- Roding Valley Park runs along the River Roding and offers walking and cycling routes, wildlife, wildflowers and pockets of woodland to explore.
- Local favourites in South Woodford include Bobo & Wild for some delectable lunch, brunch or coffee and Bread & Oregano for delicious breakfasts and a wonderful range of Greek salads and wraps.
- Be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held and every first Sunday of the month for the Wanstead one too.
- Wanstead is also within walking distance or a short bus ride away, with its independent High Street shops, coffee spots such as Bare Brew and La Bakerie, neighbourhood favourites including Otto and The Duke for an awesome roast, the open greenery of Wanstead Park and Hollow Ponds, your new local The Cuckfield with a great beer garden and both Wanstead and Snaresbrook stations giving you two Central line options.



A WORD FROM THE OWNER...

"Our mother purchased this flat when it was newly built and has taken great care and pride in her lovely home for the last 20 years. It's spacious, bright and airy, and keeps warm in the winter and cool in the summer. It benefits from lovely communal gardens and its own parking space. The location is walkable from both Wanstead High Street and George Lane, meaning you really have the best of both Wanstead and South Woodford on your doorstep. We hope whoever lives here next enjoys it as much as we have"

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