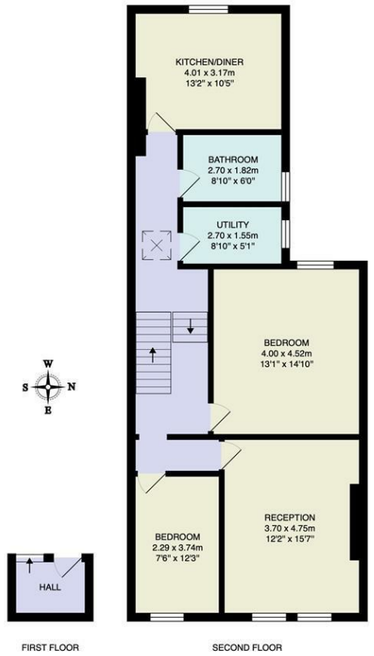


Bedroom
7'6" x 12'3"

Reception
12'1" x 15'7"

Bedroom
13'1" x 14'9"

Utility
8'10" x 5'1"

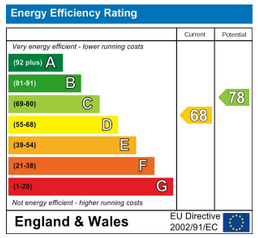
Bathroom
8'10" x 5'11"

Kitchen/Diner
13'1" x 10'4"

Garden
28'10" x 25'3"

Total Area: 88.8 m² ... 956 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.



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MARLBOROUGH ROAD, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold

2 Bed Flat

Features:

- Two Bedrooms- Large Master
- Top Floor Victorian Conversion
- Chain Free
- 144 Year Lease
- No Ground Rent or Service Charges
- Kitchen/Diner
- Private section of the Garden
- 4-5 minute walk to Tube & George Lane

Set within a handsome brick-fronted Victorian conversion, this top-floor home offers light-filled living in an attractive setting. The property features two well-proportioned bedrooms, a spacious kitchen/diner and a welcoming reception, creating a layout that combines comfort with flexibility. A private section of garden adds the benefit of outdoor space, ideal for relaxation or entertaining, while the property is presented chain-free for a straightforward move. With South Woodford Station just a short stroll away, excellent transport links are within easy reach, making this a home that balances charm, convenience and potential.

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IF YOU LIVED HERE...

A striking entrance framed by ornate pillars and crisp white detailing is complemented by a bold black door with glazed panels. The tiled porch adds charm and appeal, setting a welcoming tone before you step inside.

From here, the hallway leads upwards to a bright and open landing, where a skylight draws daylight into the space. A traditional balustrade lends a sense of period style and guides you smoothly into the living areas beyond.

Generously proportioned, the reception is filled with sunshine from large windows that capture the light throughout the day. Its dimensions create a versatile setting, equally suited to quiet relaxation or entertaining, while neutral tones provide a ready canvas for your own style. The main bedroom is equally well-proportioned, an airy retreat with a sense of calm, while the second bedroom makes excellent use of its proportions, filled with daylight and quietly welcoming.

At the rear, the kitchen/diner is arranged with ample room for both cooking and gathering, a sociable heart of the home where natural light enhances the sense of space. The bathroom is neatly presented, bright, and well-proportioned. A separate utility adds valuable practicality, its fitted storage and window making it an efficient addition to the layout.

Stepping outside, a shared garden offers a welcome green outlook, with a lawn framed by mature planting and fencing. At the far end, your section of the lawned garden has space for a shed, table and chairs for outdoor relaxation.

Just beyond the doorstep, the neighbourhood brings together a lively mix of amenities and green escapes. George Lane is the natural hub, lined with boutiques, welcoming cafés and a choice of places to eat and drink, including favourites such as Bobo & Wild, known for its vibrant brunches, and the Railway Bell, a traditional pub full of character. For a relaxed meal out, the Toby Carvery is within easy reach, while film lovers can enjoy a trip to the Odeon Cinema nearby. When it's time to unwind outdoors, Eagle Pond within Epping Forest offers a peaceful retreat among trees and water, with miles of woodland walks to enjoy right from your doorstep.

WHAT ELSE?
South Woodford Station is only a four-minute walk away, giving you quick access to the Central line for direct journeys into the city. The area is also well served by buses, with regular services running through nearby neighbourhoods including Woodford, Wanstead and Leytonstone. With both tube and bus connections close at hand, you can move easily between local areas while also enjoying straightforward travel into central London.

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, Boxx & Pause Pilates 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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