

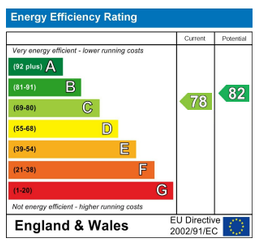
Reception Room
15'5" x 18'10"

Bathroom
8'4" x 6'11"

Bedroom
8'4" x 15'3"

Kitchen
6'10" x 10'7"





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

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



WOODFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold

1 Bed Apartment

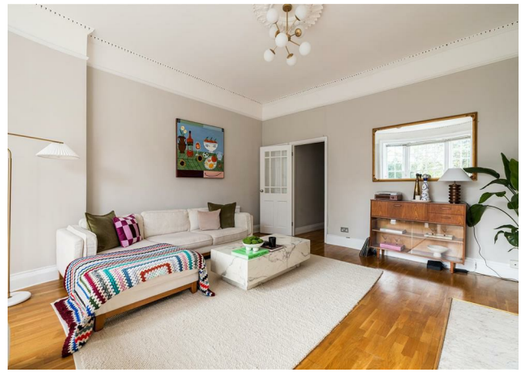
Features:

- One Bedroom Period Conversion
- Grade II Listed Georgian Manor House
- Upper Ground Floor
- Stunning Curved Floor Length Bay Window Overlooking the Grounds
- Bathroom with Separate Bath & Shower
- Wealth of Ornate Period Features & Sash Windows
- Incredibly High Ceilings
- Vast & Well Maintained Communal Gardens
- Short Walk To Snaresbrook & South Woodford Stations
- Long Lease (Over 900 Years)

A home with a real sense of history, this beautiful one bedroom apartment occupies the upper ground floor of a grand, Grade II listed Georgian residence in South Woodford. Dating back to the late 18th century, the building makes quite an impression, with its handsome brick façade, elegant sash windows and imposing entrance. Inside, soaring ceilings, original architectural details and a wonderful curved bay window give the apartment a character all of its own. With extensive communal gardens to enjoy and the independent cafés, restaurants and transport links of South Woodford & Wanstead close by, it's a lovely combination of period grandeur and everyday convenience.

REQUEST A VIEWING
0203 3691818















IF YOU LIVED HERE...

There’s something rather special about living in a building with this much history. The impressive Georgian exterior sets the scene, while inside, the apartment's generous proportions and beautifully preserved details are equally appealing. The reception room is undoubtedly the star of the show, with wonderfully high ceilings, decorative cornicing and a sweeping, floor-to-ceiling curved bay window framing views across the gardens. Natural light pours into the room, picking out the warm wooden flooring and striking period fireplace with its rich red tiled surround. There's plenty of space for relaxing and dining, with the curved window creating a particularly lovely spot to sit and enjoy the outlook. The separate kitchen is finished with white cabinetry, wooden worktops and classic tiled splashbacks, with a sash window bringing in further natural light.

The bedroom is a comfortable double, with soft neutral décor, a large sash window and fitted wardrobes providing useful storage. The bathroom is finished in pale tones, with a separate bathtub and glass-enclosed shower, offering the best of both. Further storage can be found off the hallway. Beyond the apartment itself, the beautifully maintained communal grounds are a real pleasure, with sweeping lawns, mature trees and established planting creating a peaceful setting around this historic residence. With approximately 671 square feet of accommodation and a lease extending beyond 900 years, this is a home where Georgian character and stylish modern comforts sit comfortably together.

WHAT ELSE?

· South Woodford and Snaresbrook Underground stations are both within walking distance, offering Central line connections towards Stratford, Liverpool Street and the West End.
· George Lane is home to a lovely collection of independent businesses, including Bobo & Wild for coffee and brunch and Bread & Oregano for delicious breakfasts and a wonderful range of Greek salads and wraps. You’ll also find a good choice of restaurants, shops and everyday amenities nearby.
· Green space is plentiful in this part of East London. Eagle Pond and the surrounding stretches of Epping Forest are within easy reach, offering woodland walks and a welcome escape from the bustle of the high street.
· Wanstead High Street is home to some of the area's most loved amenities. Head to Provender for authentic French cuisine overlooking the picturesque Memorial Green. The Cuckfield is sure to become a firm fave, with sumptuous Sunday Roasts and weekend brunches.
· Road connections are convenient too, with easy access to the North Circular for journeys across London and beyond.



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

REQUEST A VIEWING
0203 3691818

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM