

Total Area: 51.6 m² ... 556 ft² (excluding balcony, garage)
All measurements are approximate and for display purposes only

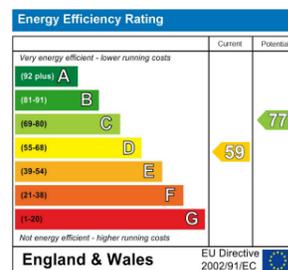
Bathroom
7'8" x 6'1"

Kitchen / Reception Room
24'10" x 12'0"

Balcony
12'1" x 4'2"

Bedroom
12'0" x 9'11"

Garage
16'4" x 8'0"



WOODFORD ROAD, SOUTH WOODFORD Offers In Excess Of £400,000 Share of Freehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Top Floor with Lift Access
- Immaculately Presented
- Recently Refurbished
- Private Balcony Overlooking Communal Gardens
- Garage En Bloc
- Share of Freehold
- Close to Wanstead High Street
- 5min Walk to Snaresbrook Central Line Station
- Attractive Well Maintained Low Rise Development

A light-filled and beautifully finished one bedroom apartment, laid out across the top floor of a perfectly maintained block. Recently renovated and pristine throughout, with a private balcony overlooking communal gardens, garage en bloc and share of freehold. All just a five minute walk from Snaresbrook Station and close to Wanstead High Street.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Arranged on the top floor and accessed via lift, this is a home that feels calm from the moment you step inside. Recently refurbished with a careful eye for materials and detail, the interiors are cohesive and thoughtfully considered. Woodpecker engineered oak floorboards run underfoot throughout, creating a natural warmth and continuity, while a neutral palette allows light to travel easily from room to room.

The living space is bright and inviting, with doors opening onto your private balcony, overlooking the leafy communal gardens below. It is an easy spot for a morning coffee or a quiet evening glass of wine. The kitchen has been beautifully upgraded with quartz worktops and custom-made cupboard doors, finished with Plank hardware for a subtle, contemporary edge. The bathroom is equally refined, with Mandarin Stone tiles adding texture and depth. The bedroom is generous and serene, with the same considered finish carried throughout. Outside, the development is surrounded by greenery and comes with the added practicality

of a garage en bloc, making day to day living feel refreshingly straightforward.

WHAT ELSE?

- You're just a five minute walk from Snaresbrook Station, where the Central line will take you through Liverpool Street and Bank, Central London and out to Notting Hill.
- 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.
- Out and about, you're in a fab spot to enjoy the glorious greenery of Epping Forest. A very short stroll from your door is Eagle Pond, known locally as Swan Lake, it's a truly glorious spot for some birdwatching.
- Road connections are convenient too, with easy access to the North Circular for journeys across London and beyond.



A WORD FROM THE OWNER...

"The property is situated only a 5 minute walk to Snaresbrook station, but also only a short walk to Wanstead High Street and its amazing range of cafes, restaurants, shops and pubs. The nearest cafe to the property is Fika, which, in our opinion, is the best coffee on the high street! The block is unique in that it is share of freehold, meaning its residents have full ownership of the maintenance and improvement of the communal areas and grounds, creating a well-maintained and well-loved block for all, with a thriving community spirit. While we have our own dedicated gardener, residents also enjoy contributing to the large communal gardens which catch the sun throughout the day. The sunny, private balcony was a key element that attracted us to the property. We enjoy our morning coffee looking out at the garden and, during the summer months, enjoy Al fresco dinners."

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