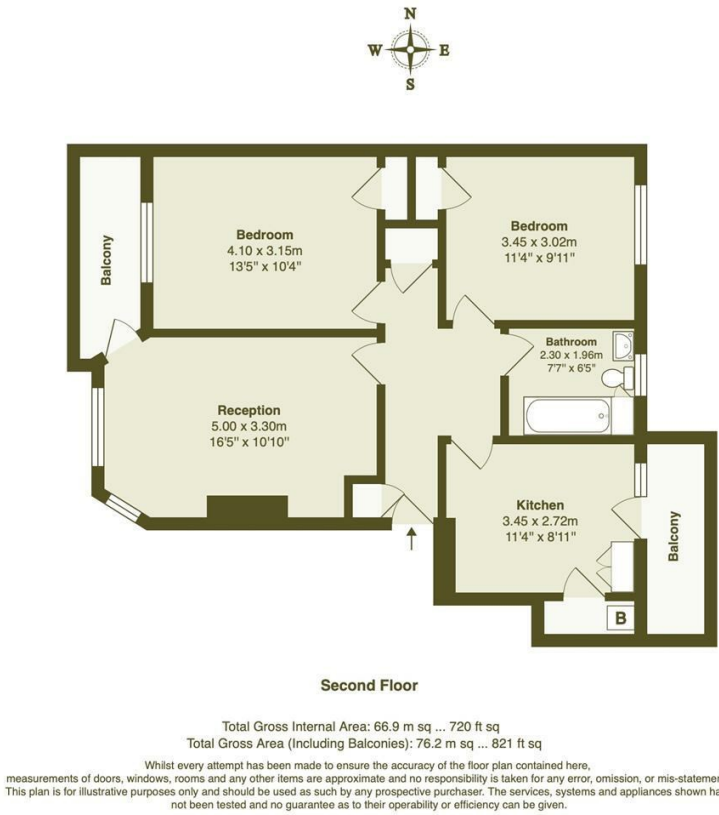




Reception
16'4" x 10'9"

Balcony

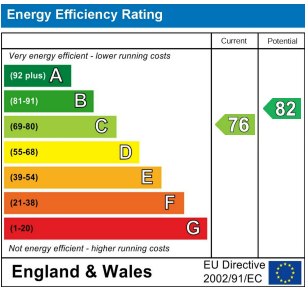
Bedroom
13'5" x 10'4"

Bedroom
11'3" x 9'10"

Bathroom
7'6" x 6'5"

Kitchen
11'3" x 8'11"

Balcony



BRADWELL CLOSE, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedroom Apartment
- Two Balconies- East & West Facing
- Views Over Forest Playing Grounds
- Second Floor
- Modern Kitchen & Bathroom
- Plenty of Storage
- Quiet Cul-De-Sac Location
- Edge of Epping Forest & Prestigious Firs Estate
- Short Walk to Snaresbrook Station & Close to Wanstead High Street
- Chain Free

A bright two-bedroom apartment in a well-kept development in South Woodford, tucked into a quiet cul-de-sac beside the Firs Estate, Eagle Pond and the open greenery around Epping Forest. With two balconies, views across the neighbouring playing grounds and Snaresbrook, Wanstead & South Woodford within easy reach, the setting gives you plenty of green space alongside useful transport links and a fantastic choice of independent places to eat and drink.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With over 700 square feet of internal space, this second floor apartment has a wonderfully comfortable feel, with plenty of room for both everyday life and entertaining.

The entrance hallway connects each room individually, with useful storage built into the layout. To the left, the reception is a generous separate living space, with a wide bay window, wood-effect flooring and deep-toned walls giving the room a little more character. A door leads directly onto the west-facing balcony, adding outdoor space to enjoy the sunsets.

Across the hallway, the separate kitchen has been updated with grey cabinetry, solid surface worktops, white tiled splashbacks and another door opening onto the east-facing balcony with an open outlook across the surrounding grounds. The bathroom sits alongside and is finished with white tiling, a bath with shower above and a traditional pedestal basin. Both bedrooms are comfortable doubles, with the larger bedroom carpeted and the second finished with wood-effect flooring. The apartment is offered chain free, and the two balconies on opposite sides of the home make a particularly useful addition.

Back outside, venture along the edge of the leafy forest to the village-esque hub of

Wanstead. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only a short hop from central London. Your nearest station is Snaresbrook, which is just an 11 minute walk away.

If you want to stay local, though, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppulo Pizza.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an Odeon cinema.

WHAT ELSE?

-Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a short stroll away. The Duke Wanstead is another great option, and only slightly further. If you fancy a tipple with a view, visit The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is a 12 minute stroll over Hollow Ponds and the perfect place to watch the sun go down.
- Drivers will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.



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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