

Bedroom
16'10" x 8'11"

Bathroom
8'11" x 5'4"

Bedroom
10'10" x 8'9"

Kitchen/Lounge/Diner
9'10" x 22'11"

Bedroom
12'2" x 16'7"

Ensuite
5'5" x 7'1"

Total Area (Excludes Eaves Storage): 82.0 m² ... 883 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	77
(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	

MARLBOROUGH ROAD, SOUTH WOODFORD

Offers In Excess Of £525,000 Freehold
3 Bed Flat



Features:

- Brick Fronted Three Bedroom Victorian Conversion
- Chain Free Sale
- Split Level With Loft Conversion
- Two Bathrooms With Loft En-Suite
- High Quality Refurbishment
- Kitchen Living Room With Vaulted Ceiling
- Quiet Residential Location
- South Woodford Tube 0.2 Miles

A beautifully refurbished three bedroom Victorian conversion arranged across the first floor and loft, offering bright, thoughtfully finished interiors in a peaceful South Woodford setting. Just moments from South Woodford Underground station and the cafés, restaurants and independent shops of George Lane, this is a chain free home that balances character with contemporary living.

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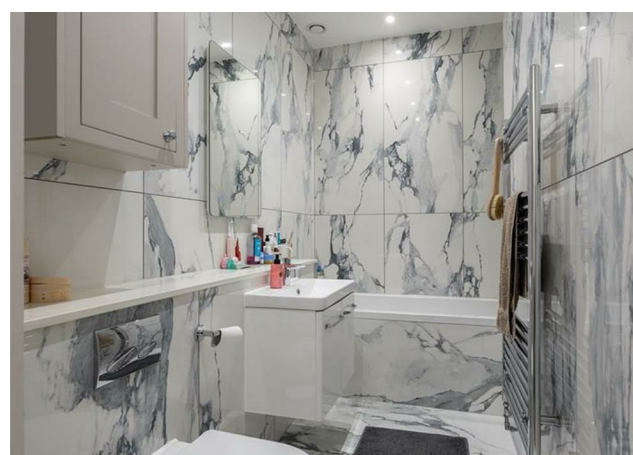
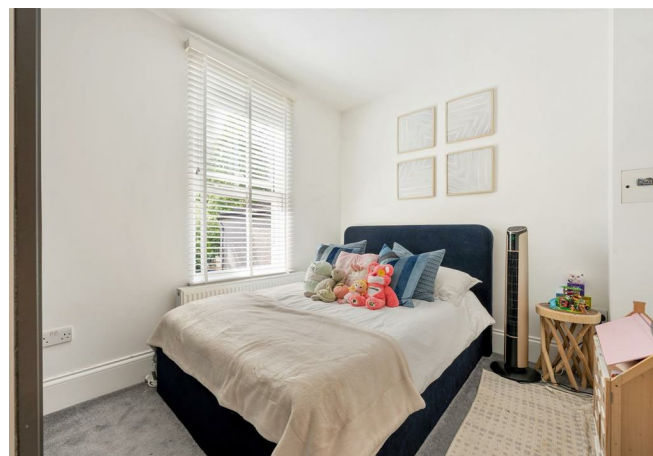
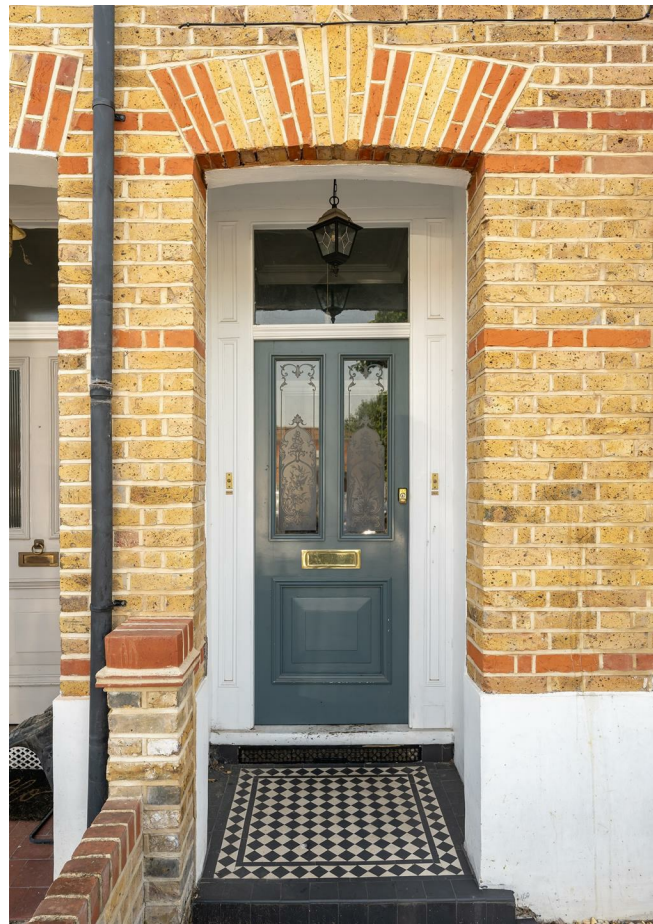
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IF YOU LIVED HERE...

Step inside and stairs lead you to a central hallway that connects the first floor accommodation. At the front of the home, the principal bedroom is a calm and generous retreat, while a second double bedroom sits alongside it. A beautifully finished family bathroom, complete with marble-effect tiling and a bath, serves this floor.

To the rear, the heart of the home is an impressive open plan kitchen and living space. A vaulted ceiling and rooflights draw in natural light, creating an airy feel throughout, while the sleek fitted kitchen offers plenty of storage and workspace without compromising the generous seating and dining area. It is an inviting room for everyday life, whether you're cooking for friends or enjoying a quiet evening at home.

The loft conversion provides an excellent third bedroom, with built-in wardrobes tucked neatly into the eaves and the added luxury of a contemporary en suite shower room. Finished to a high

standard throughout, with a cohesive palette and carefully considered refurbishment, the home is ready to move straight into while retaining the character of its Victorian origins.

WHAT ELSE?

- South Woodford Underground station is around 0.2 miles away, putting the Central line within an easy stroll for swift journeys into the City, the West End and beyond.
- George Lane is moments from your door, home to much-loved independents including Bobo & Wild for coffee, Jones & Sons for relaxed dining and The Railway Bell for a traditional pub atmosphere.
- Epping Forest is within easy reach for woodland walks and cycling, while the popular monthly South Woodford Farmers' Market is a favourite for fresh local produce, artisan food and a welcoming community feel.



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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