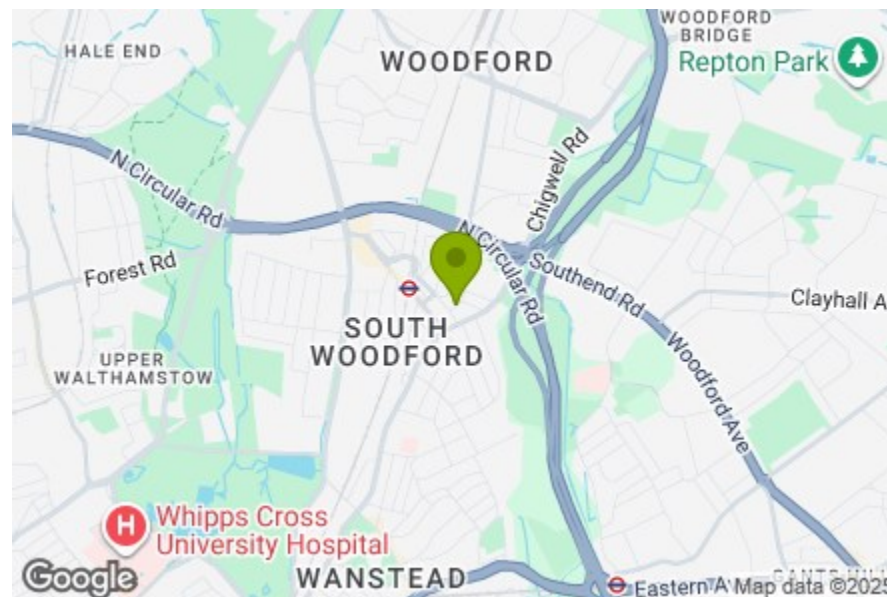


- Hallway
2'11" x 13'1"
- Reception Room
12'5" x 16'1"
- Kitchen
9'9" x 9'11"
- Bathroom
6'5" x 6'1"
- Bedroom
9'10", 13'1" x 12'2"
- Bedroom
8'11" x 8'9"
- Garden
31'9" x 20'0"
- Garage
16'0" x 7'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	78
		EU Directive 2002/91/EC	



ALBERT ROAD, SOUTH WOODFORD

Offers In Excess Of £425,000 Share of Freehold 2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Private Garden
- Garage & Two Parking Spaces
- Own Front Door
- Ground Floor
- Well Presented
- Bright & Spacious
- Short Walk to Station & George Lane

Situated on a peaceful residential street in sought-after E18, this two-bedroom maisonette blends charm and convenience, offering standout features such as a private garden, garage, two parking spaces, and its own front door. Inside, it's bright, spacious, and well presented—ready to move straight into.

The location is excellent too, with South Woodford's shops, schools and transport links close by, and Epping Forest and Roding Valley providing plenty of green space.

REQUEST A VIEWING
0203 3691818

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

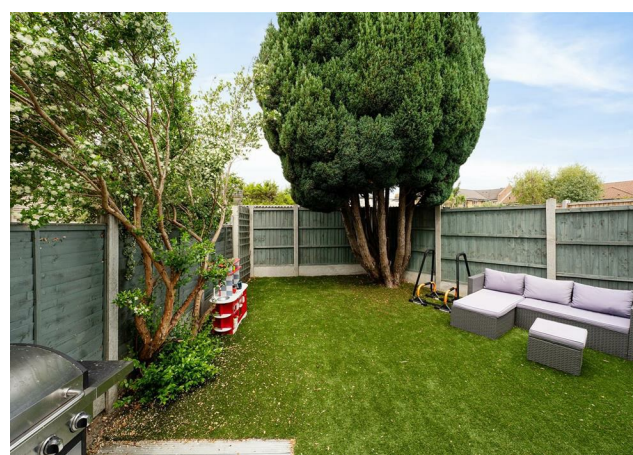
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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New Homes
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0203 325 7228

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IF YOU LIVED HERE...

Set across more than 638 square feet, this beautifully presented ground floor home is full of character, with elegant features throughout.

The generous reception room is ideal for both relaxing and entertaining, with large windows flooding the space with natural light and a stylish fireplace surround with wood-burning stove creating a warm focal point. Adjacent to this, the kitchen is bright and well-appointed, with sleek fittings, high-quality appliances. Step outside to your private garden, complete with a neat lawn, decked patio, and a convenient garage.

Back inside, there are two well-proportioned bedrooms, both carpeted for comfort, and a spacious family bathroom featuring contemporary finishes and an over-bath shower.

Beyond your front door, you're just minutes from some of East London's loveliest green spaces, including Epping Forest and

Roding Valley Nature Reserve – perfect for weekend strolls and summer picnics.

You're also within easy reach of South Woodford's excellent amenities, including Jones & Sons (the much-loved Dalston original), an array of supermarkets such as Waitrose and M&S, a local cinema, and the monthly South Woodford Farmers' Market, held every third Sunday.

WHAT ELSE?

- South Woodford station is around five minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
- Craving a great brunch? Bobo & Wild is just seven minutes away on foot – a stylish independent café known for its thoughtfully sourced ingredients and standout seasonal plates.
- Make the Railway Bell your new local. Just five minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



A WORD FROM THE OWNER...

"We have loved living here and will be sad to leave it but as our family grows we need more space. The property is just a stones throw from the tube station and George lane, which is really convenient. We also have 2 car parking spaces, a private garden and a garage which were some of the reasons we brought the property as it's difficult to find such amenities and being in such a great location close to the tube."

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