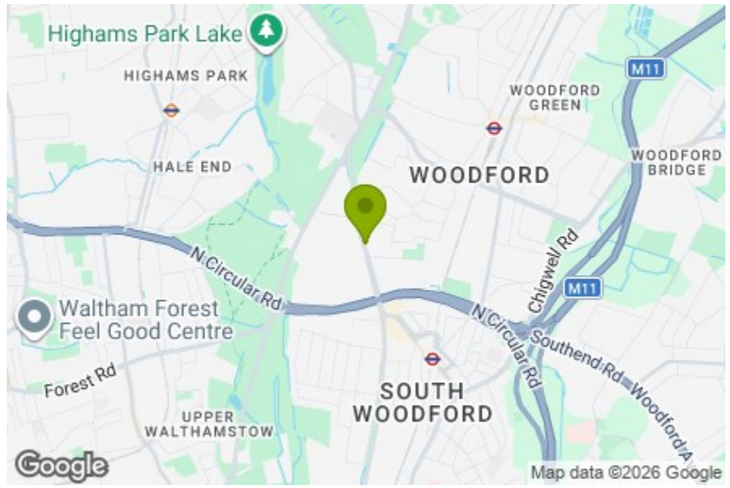
FIRST FLOOR

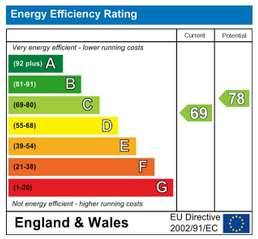
Total Area: 25.1 m² ... 270 ft²

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.

Kitchen/Lounge/Diner
10'11" x 21'3"

Shower Room





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HIGH ROAD, WOODFORD GREEN

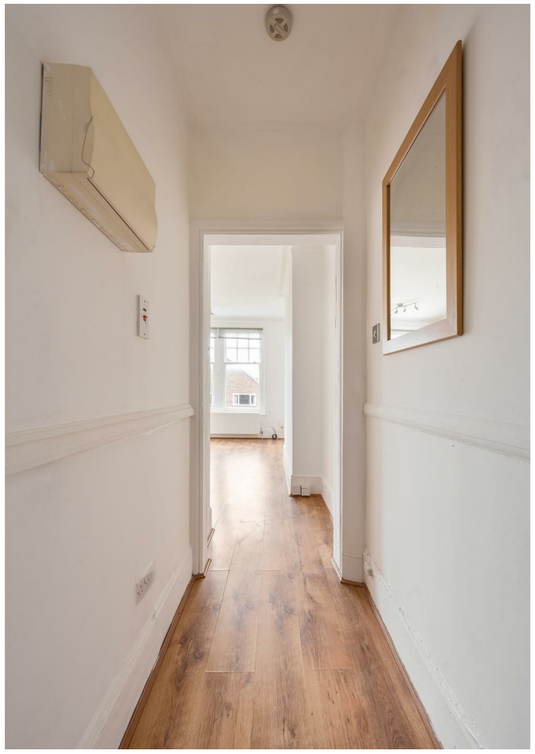
Offers In Excess Of £150,000 Leasehold Apartment - Studio

Features:

- Studio Flat
- Short Walking Distance to South Woodford and Woodford Tube Station
- Edwardian Conversion
- Easy Access to Epping Forest
- Chain-free
- Close to Shops & Amenities

Beautifully positioned within an elegant Edwardian conversion, this studio flat offers an inviting option for anyone seeking convenience and connectivity in a well-established area. With South Woodford tube station within easy reach, journeys into the city feel pleasantly straightforward, allowing daily routines to flow with ease. Epping Forest is also close by, giving effortless access to expansive woodland for time spent outdoors. A range of shops and everyday amenities sit nearby too, creating a setting that feels both practical and welcoming. Offered chain-free, the property provides a smooth route to ownership in a location that balances urban access with green surroundings.

REQUEST A VIEWING
0203 3691818



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IF YOU LIVED HERE...

The apartment sits within an attractive period building, its warm red-brick façade and distinctive gable detailing giving a sense of enduring charm. Tall sash windows lend the frontage a timeless rhythm, and the surrounding greenery softens the architecture, creating a welcoming first impression for the home.
Stepping inside, the hallway sets a gentle tone with its crisp white walls and warm flooring that leads naturally through to the main living area. It feels quietly inviting and provides a clear, uncluttered introduction to the rest of the apartment. From here, the bathroom is neatly positioned, offering a fresh, understated setting where natural light filters through the window, illuminating the white finishes. The tiled areas are simple and clean-lined, contributing to the room's calm, pared-back feel.

At the heart of the home, the main studio room brings every part of daily living together in a thoughtful, easy-flowing arrangement. A run of built-in storage spans one wall, keeping the layout neatly organised and freeing up ample room to define sleeping and seating areas. The warm flooring continues here, adding cohesion, while a kitchen window and two further windows at the opposite end introduce generous daylight and frame far-reaching rooftop views. The kitchen area itself is simply presented, with clean cabinetry and tiled surfaces forming a practical backdrop that blends effortlessly into the wider room. Altogether, the setting feels balanced and adaptable, offering a comfortable foundation for personal style and day-to-day living.

The neighbourhood offers a considered mix of character, convenience and greenery. Woodford Green High Road is home to the cosy Lemon Seed Café and its laid-back brunches, as well as independent shops and The Cricketers, a traditional pub just minutes away for an easy drink or relaxed meal. In the other direction, George Lane brings a livelier atmosphere, with Bobo & Wild serving excellent coffee and brunch, while The George offers a relaxed setting for drinks. A local cinema and a cluster of small boutiques add further charm, shaping a high street with plenty of character. Epping Forest is also very close by, a vast expanse of ancient woodland with trails, ponds and peaceful clearings, ideal for unhurried walks and time spent outdoors throughout the seasons.

WHAT ELSE?

South Woodford Station is an easy walk from the property, taking around 15 minutes, and offers direct Central line connections into the City and West End. Local bus routes also run nearby, providing straightforward links to surrounding neighbourhoods such as Wanstead, Highams Park and Walthamstow.

A WORD FROM THE EXPERT...

"If you are new to Woodford Green, a quick walk or drive around the area shows what a fantastic place it is, but here is a bit of insider insight. I first got to know it through its great food, drink and nightlife. There is a mix of cosy pubs, independent cafés, smart cocktail spots and lively restaurants, so there is always somewhere new to try. Food lovers have plenty of choice, from classic fish and chips to Mediterranean dishes, hearty Sunday roasts and authentic Italian favourites. Whether you want a quick bite or a long lunch with friends, the dining scene has something for everyone. What truly sets Woodford Green apart is the green space. Epping Forest is only minutes away and offers one of the most impressive natural landscapes in the region. Closer to home, Ray Lodge Park is popular with families and dog walkers, with woodland, good paths and a welcoming atmosphere".

KENAN KRKIC
E18 ASSISTANT BRANCH MANAGER

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