



GROUND FLOOR

Total Area: 42.5 m² ... 458 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
7'8" x 5'10"

Reception
11'0" x 14'6"

Bedroom
9'8" x 14'6"

Bathroom
6'5" x 6'5"



| 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 | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| England & Wales | | EU Directive 2002/91/EC | |



HORN LANE, WOODFORD

Offers In Excess Of £220,000 Share of Freehold
1 Bed Apartment



Features:

- Chain Free Sale
- One Bedroom Apartment
- Ground Floor
- Car Parking
- Communal Gardens
- Low Service Charges
- New Carpets & Redecoration
- Short Walk To Woodford Station

Offered chain free, this ground floor one bedroom apartment presents an appealing opportunity, with a calm setting and a convenient location. The property benefits from its own allocated car parking space and access to well-maintained communal gardens, adding to the sense of ease and everyday comfort. Inside, new carpets and recent redecoration give the apartment a fresh, ready-to-move-into feel, while low service charges enhance its long-term appeal. Set within easy walking distance of Woodford station, the location combines practicality with a quieter residential setting, making it a well-rounded option for modern living.

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IF YOU LIVED HERE...

On the ground floor, the home opens into a welcoming hallway, with a built-in storage cupboard neatly incorporated for everyday essentials. From here, the reception unfolds as a generously proportioned, dual-aspect room where natural daylight moves easily throughout. The room comfortably accommodates both seating and dining, with each area sitting naturally within the layout. Clean lines and a neutral backdrop give the space a fresh, adaptable feel that works just as well for everyday living as it does for entertaining.

Leading on from the reception room, the kitchen is arranged as its own defined area while remaining well connected to the living area. Streamlined cabinetry and a soft contemporary palette give it a cohesive look, with tiled surfaces adding subtle texture and visual interest.

The bedroom offers a restful retreat, with built-in wardrobes providing generous storage while maintaining a balanced feel. Soft neutral tones and comfortable proportions create an inviting atmosphere suited to unwinding at the end of the day. Completing the layout, the bathroom is finished in classic

white tiling, paired with neutral flooring that adds warmth underfoot. A full-length bath with an overhead shower is set neatly along one side, giving the room a composed, timeless finish that feels both practical and welcoming.

Woodford Green offers a well-established local scene with a pleasing balance of cafés, restaurants and green surroundings. Dada is a popular choice for coffee and brunch, while Mojo's Brasserie is known for relaxed dining with a welcoming neighbourhood feel. Rosso Restaurant remains a long-standing Italian favourite, adding depth to the area's dining options. South Woodford's George Lane is also close by, bringing a wider mix of shops, cafés, boutiques and a cinema, alongside places such as The George for food and drinks. For time outdoors, Epping Forest is easily reached, weaving miles of open space and scenic walking routes into everyday life.

WHAT ELSE?

Woodford station is around a 10-minute walk away, offering Central line services into the City and West End. A good choice of local bus routes also run nearby, linking Woodford Green with South Woodford, Buckhurst Hill, Loughton and other neighbouring areas.



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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