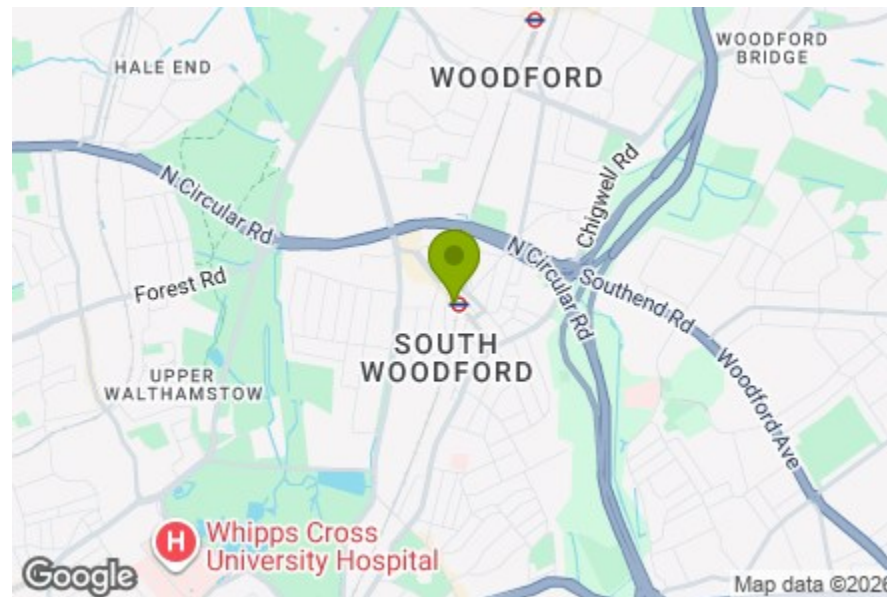


Second Floor  
Total Area: 45.6 m<sup>2</sup> ... 491 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
29'7" x 9'8"

Bedroom  
8'6" x 13'10"

Bathroom  
8'3" x 8'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## GEORGE LANE, SOUTH WOODFORD Offers In Excess Of £275,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom
- Moments From South Woodford Underground Station
- Off Street Parking
- Second Floor
- Easy Access To Shops & Amenities
- Well Presented

A well-presented one-bedroom flat set on the second floor of Sovereign House, right on George Lane. South Woodford Underground Station is moments away, with the area's shops, cafés and everyday amenities all close by, making this a wonderfully convenient spot for London living.

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#### IF YOU LIVED HERE...

The layout is simple and well arranged, with a bright reception room stretching across the main living space. Wide windows bring in plenty of natural light, while the neutral walls, herringbone-style flooring and clean finishes give the room a calm, modern feel. There's space to relax, dine and work from home, with the kitchen neatly set to one side.

The kitchen has a fresh, minimal look, with white cabinetry, integrated appliances and a smart run of worktop space. It sits comfortably within the reception room, keeping the main living area sociable and practical.

The bedroom is a good size, with room for a double bed and additional furniture. The bathroom is finished in soft neutral tones, with a bath, overhead shower, WC and basin, all arranged in a clean, contemporary style. Off street parking adds another useful touch.

#### WHAT ELSE?

- South Woodford Underground Station is moments away, offering Central line connections into the City and West End.
- George Lane has a lovely mix of cafés, restaurants, shops and everyday essentials, all within easy reach.
- Epping Forest, Elmhurst Gardens and the greenery around Woodford are all close by for weekend walks and time outdoors.



#### 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, Pause Pilates and Elmhurst Gardens tennis courts 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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