



Total Area: 86.7 m² ... 934 ft² (excluding balcony, garden, shed)
All measurements are approximate and for display purposes only.

Kitchen / Diner
13'8" x 13'2"

Reception Room
13'8" x 10'5"

Balcony
19'10" x 5'2"

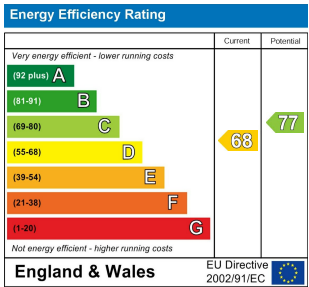
Bedroom
9'10" x 6'6"

Bedroom
13'8" x 9'8"

Bedroom
14'6" x 10'6"

Bathroom
10'6" x 4'11"

Garden
19'9" x 13'6"



CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold
3 Bed Apartment



Features:

- Stunning Three Bedroom Duplex Apartment
- Professionally Redesigned By An Interior Designer
- Private Garden & South Facing Balcony
- Chain Free Sale
- Spacious Kitchen Diner With Premium Finish
- Ground Floor WC
- Underground Parking
- Moments From Churchfields School
- New 125 Year Lease

Professionally redesigned and arranged across two floors, this chain free three bedroom duplex apartment offers generous living space, carefully chosen finishes and two private outdoor areas. The spacious kitchen and dining area occupies the ground floor, while the reception room, three bedrooms and bathroom are arranged upstairs. A private garden and a south facing balcony with Churchfields School moments away and George Lane, South Woodford Station and Epping Forest all within easy reach.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Stepping inside, the ground floor is dedicated to an impressive kitchen diner, thoughtfully redesigned with contemporary wood cabinetry, premium integrated appliances and plenty of worktop space. The generous proportions make it an easy room for everyday family life as well as entertaining, while a convenient ground floor WC sits just off the entrance. Everything has been carefully considered, creating a calm, cohesive feel from the moment you arrive.

On the upper floor, the reception room opens directly onto the south facing balcony, with broad glazing drawing in plenty of natural light. Three bedrooms are arranged across the same floor, including a generous principal bedroom, while the bathroom includes a full-sized bath with a shower above. Neutral walls, timber flooring and clean lines tie the interiors together.

The private garden provides further outdoor space at ground level, with room for seating and planting. Together with the

balcony and underground parking, it gives the apartment a useful balance of indoor space, outdoor space and day-to-day convenience.

WHAT ELSE?

- Churchfields Infants' and Junior Schools are moments away, while Churchfields Recreation Ground provides nearby open space.
- George Lane is within easy reach for Bobo & Wild, Jones & Sons and The Railway Bell, alongside independent shops and everyday amenities.
- South Woodford Station provides Central line services towards Stratford, Liverpool Street and the West End, while Epping Forest and Hollow Ponds are close by for longer walks.



A WORD FROM THE OWNER...

"The flat has been lovingly refurbished to a very high standard, with every detail carefully considered. It has been fully rewired and benefits from a newly installed boiler, offering both peace of mind and modern efficiency.

The bespoke kitchen features beautiful real walnut veneered cabinetry, premium integrated appliances, and a striking composite stone worktop. A terrazzo-style porcelain tiled floor completes the space, creating a contemporary and elegant finish.

Upstairs, we have chosen light engineered oak flooring throughout, complemented by a soft Slaked Lime colour palette from Little Greene. The result is a bright, airy home with a calm Scandinavian-inspired feel.

Beyond the flat itself, the location is a wonderful place to live . With an Ofsted Outstanding school nearby, green open spaces and parks to enjoy, and excellent transport links, it is a fantastic family-friendly neighbourhood offering the perfect balance of convenience and community."

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