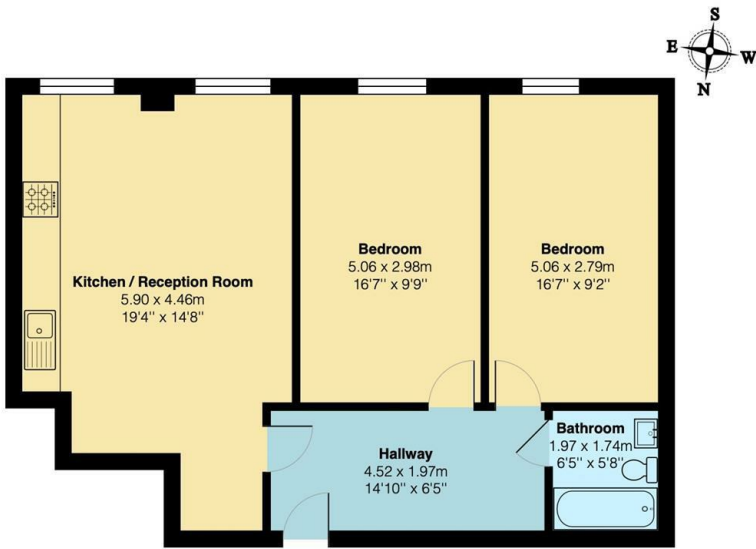




First Floor

Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

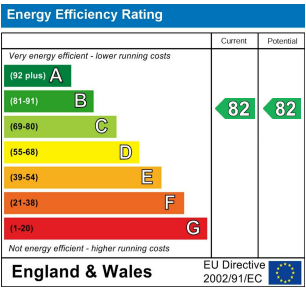
Kitchen / Reception Room  
19'4" x 14'7"

Bedroom  
16'7" x 9'9"

Bedroom  
16'7" x 9'1"

Bathroom  
6'5" x 5'8"

Hallway  
14'9" x 6'5"



## EASTWOOD CLOSE, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold  
2 Bed Apartment



### Features:

- Two Double Bedroom Apartment
- Open Plan Kitchen/Living Area
- Beautifully Presented
- First Floor
- Wooden Flooring
- Secure Entrance
- Minutes from South Woodford Station
- Chain Free

This immaculate two-bedroom home on the ground floor for easy access is the kind of place you'll want to settle into straight away. From the spacious open-plan kitchen and reception to the light-filled layout and sleek finish, every detail feels thoughtfully done. Set in a peaceful, low-rise block, it's a rare combination of comfort, style and practicality. With very little through traffic and a secure entryphone system, this is a lovely little solace in the heart of South Woodford and offered chain-free, it's move-in ready.

Location-wise, you're brilliantly placed; just a two-minute walk to South Woodford Station, with the Central Line whisking you to Liverpool Street in 15 minutes or Oxford Circus in 35. But when the weekend rolls around, you've also got leafy Epping Forest on your doorstep, an art deco cinema & a buzzing local food scene to enjoy. In short, it's a home that offers the best of both worlds - city convenience and room to breathe.

REQUEST A VIEWING  
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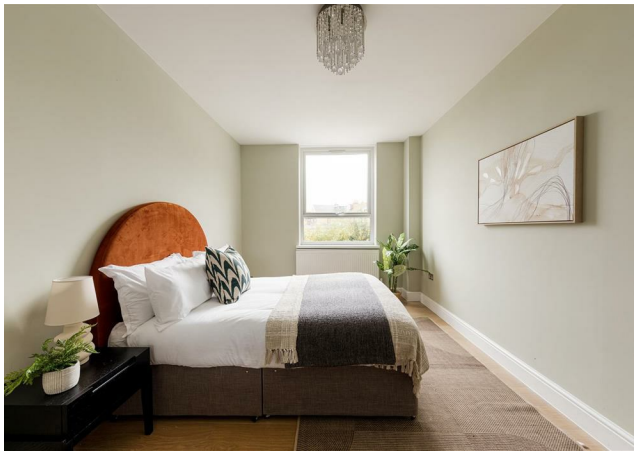
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IF YOU LIVED HERE...

Through a smart and secure communal entrance and benefitting from lift access, this stunning apartment immediately sets the right tone – calm, cared-for, and welcoming. Step inside, and the wide hallway opens up with warm wood flooring that flows seamlessly throughout, giving everything a cohesive, easygoing charm.

The bright and open kitchen/reception space is south-facing for all-day brightness. Sleek pale taupe cabinetry lines one wall, balanced by a neatly tiled splashback and dark granite-style countertops. There's plenty of room here to cook, relax, and gather around the table, whether it's a quick weekday bite or a leisurely weekend brunch.

Positioned off the central living space are two generously sized double bedrooms, each stretching over 16.7 ft. and filled with natural light thanks to well-placed windows that welcome the sun throughout the day. Both are finished with the same engineered wood flooring and thoughtful, understated pistachio green décor, creating a calm and consistent feel.

The bathroom pairs wood-effect tiling with a crisp white suite, offering a calming, natural vibe. With both a bath and a glazed screen shower, you've got flexibility whether you're in the mood for a long soak or a quick start to your day.

The purchaser will also be granted a share of the freehold upon completion of the sale of the final flat in the block.

WHAT ELSE?

Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Salash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George. Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema. For shopping, George Lane is lined with boutique stores and essential services, while Waitrose and Sainsbury's cater to everyday needs as well as a monthly farmer's market. Outdoor enthusiasts can enjoy the nearby Epping Forest, a mere 5-minute walk away for leisurely walks and cycling, as well as Roding Valley Park for riverside strolls. South Woodford station (Central Line) is just a short walk away, providing incredibly easy access to the City and West End (18 mins to Liverpool St or 35 mins to Oxford Circus).



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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