



SECOND FLOOR

Total Area (Excluding Balconies & Terrace): 69.7 m² ... 750 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.

Lounge/Dining Room
14'6" x 18'4"

Balcony

Kitchen/Diner
10'9" x 9'10"

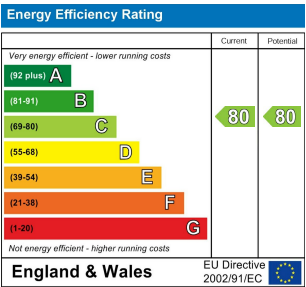
Bathroom
8'10" x 8'0"

Bedroom
8'10" x 14'5"

Balcony

Bedroom
6'11" x 10'7"

Terrace



CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Modern Development
- Eat-In Kitchen & Spacious Living Room
- Terrace & Two Separate Balconies
- Newly Fitted Bathroom
- Private Space In Gated Car Park
- Communal Gardens
- Views Over Park

A bright and well proportioned two bedroom apartment in a modern South Woodford development, with park views, generous outside space and a private space in a gated car park. Churchfields is a lovely spot for balancing calm with convenience, with South Woodford station, George Lane's shops and cafés, and the green sweep of Epping Forest all within easy reach.

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IF YOU LIVED HERE...

A rare amount of outside space gives this home a lovely sense of ease from the outset. There is a terrace just outside your front door, while two separate balconies bring in extra light and a welcome connection to the greenery around you. Inside, the spacious living room is bright and comfortable, with a broad, leafy outlook over the park and plenty of room to settle in properly.

The kitchen is separate and large enough to dine in, making it especially practical for everyday life. It has a smart, modern finish and a layout that works well whether you are cooking for one or gathering friends around the table. The newly fitted bathroom brings a fresh, polished feel, while both bedrooms are good doubles set away from the main living space, looking out over the communal gardens to the rear.

It is the combination of proportions and outlook that really stays with you here. Three distinct outdoor spaces are unusual for an apartment, and they make the home feel that little bit more

open, calm and adaptable through the seasons. Add in the well kept communal gardens below and the private gated parking, and this is an apartment that feels easy to come home to.

WHAT ELSE?

- George Lane is close by for a great mix of independent cafés, useful shops and handy everyday essentials, giving the area a lovely neighbourhood feel.
- South Woodford station makes getting into the City and West End straightforward, while the North Circular is also easily accessible for drivers.
- You are well placed for some of East London's best open spaces, with Epping Forest nearby for weekend walks, running routes and a little breathing room.



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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