



Kitchen/Lounge/Diner
16'11" x 25'9"

Storage

Balcony
17'1" x 4'5"

Bedroom
8'1" x 10'11"

Storage

Bathroom
7'3" x 8'0"

WC

Bedroom
8'4" x 14'2"

Bedroom
8'4" x 13'3"

Total Area (Excluding Balcony): 85.1 m² ... 916 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TAMAR SQUARE, WOODFORD GREEN

Offers In Excess Of £390,000 Share of Freehold 3 Bed Maisonette



Features:

- Three Bedroom Split Level Maisonette
- Private South Facing Balcony & Communal Gardens
- Secure Covered Parking Space & Lift Access
- Modern Kitchen With Island & Newly Installed Bathroom
- In Excess Of 900 Sq ft
- Two Storage Cupboards Internal Plus External Storage
- Community Bar & Event Room For Hire
- Opposite Woodford Station & Shops

This generous three-bedroom split-level maisonette spans over 900 square feet and combines well-designed interiors with excellent amenities. A private south-facing balcony opens onto leafy communal gardens, while inside, a contemporary kitchen with central island and a newly fitted bathroom add stylish touches. Thoughtful storage is provided with two internal cupboards plus an external unit. Secure covered parking is included, and residents also benefit from access to a shared bar and event space. Positioned directly across from Woodford Station and local shops, the location makes everyday living effortlessly convenient while offering a strong sense of connection and neighbourhood spirit.

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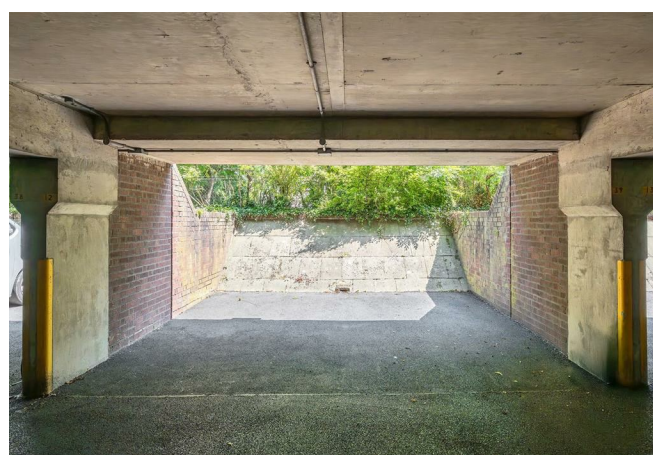
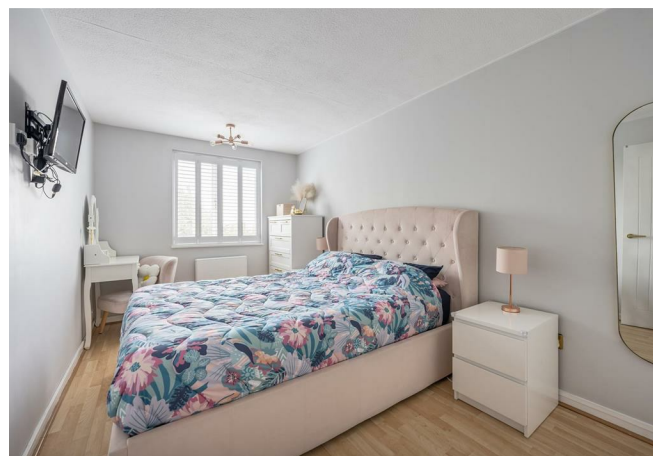
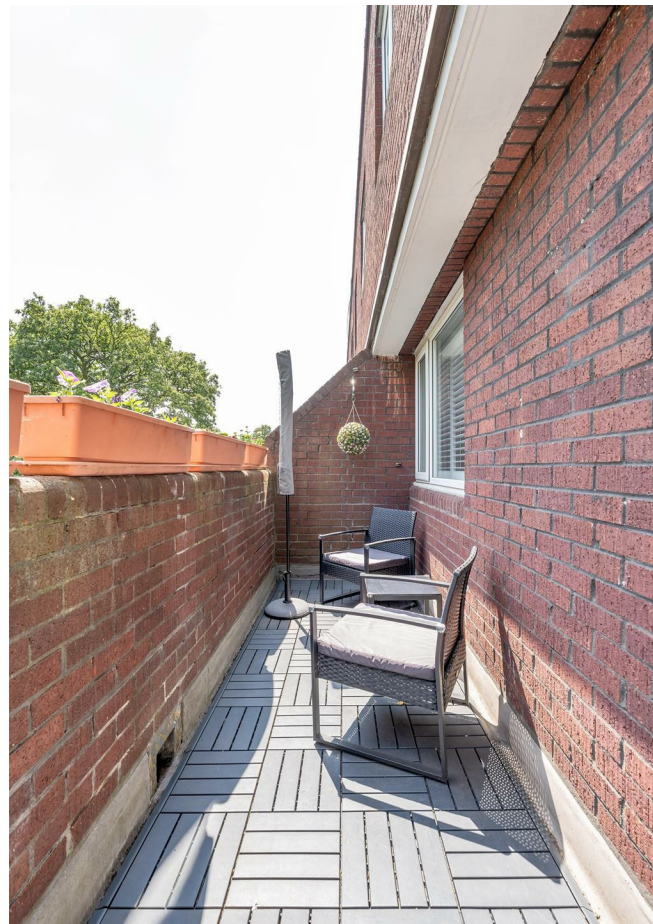
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IF YOU LIVED HERE...

Set within a development framed by well-tended gardens and mature trees, this bright and spacious home offers thoughtfully arranged living across two floors, with a strong link to its green surroundings. You enter directly into the open-plan kitchen, lounge and dining area—a welcoming space that stretches the full depth of the property. Light floods in through generous glazing, enhanced by crisp plantation shutters, while pale timber floorboards bring warmth throughout. The kitchen is both practical and polished, centred around an island and finished with tasteful cabinetry and brass accents. A built-in cupboard keeps things tidy, and full-height doors open directly onto the south-east facing balcony, ideal for morning coffee or unwinding among the treetops.

Upstairs, three bedrooms offer comfort and flexibility, all finished in soft tones and benefiting from excellent natural light. Each features integrated wardrobes, with one also enjoying an additional storage cupboard. The bathroom continues the palette of greys and whites, with tiled surfaces and mirrored cabinetry lending a fresh, functional edge. A separate WC, finished in warm pinks with a skylight overhead, adds convenience and a pop of colour.

Outside, residents can enjoy a series of landscaped communal areas, courtyards with brick archways, leafy paths and wide-open lawns, ideal for peaceful strolls or summer afternoons in the shade. These surroundings offer a welcome contrast to city living and create a shared sense of place.

Surrounded by green space and local gems, the area blends suburban calm with a touch of vibrancy. Epping Forest is practically on your doorstep, offering miles of woodland walks, cycling trails, and open air. Just a short stroll brings you to The Broadway, home to everyday essentials and independent spots like Rosso Restaurant, perfect for an evening out close to home. For those after a local pint, The Travellers Friend is well worth the walk, with its welcoming atmosphere and traditional charm. Families are well served by excellent education options, including the highly regarded Ray Lodge Primary School, just 13 minutes away, and Woodbridge High School within a 15-minute reach.

WHAT ELSE?

- Getting around is easy with Woodford Station just 4 minutes away, offering quick access to the Central Line for direct links into the City and West End. Roding Valley Station is also within easy reach, giving you an alternative route and added flexibility for commuting or exploring. Whether you're heading into town or escaping to the forest, you're well connected in every direction.

- Just a 10 minute walk from Woodford Green Preparatory School and Monkey Puzzle Nursery, as well as in the catchment area for Ray Lodge, Woodford Green Primary School and Woodbridge High School.



A WORD FROM THE OWNER...

"We enjoyed refurbishing this apartment and called it home for the past 4 years. What we loved the most is the open plan kitchen and living room, which it's where we spend most of the time enjoying our time with our 3 and a half year old daughter. The apartment is also in a great location and minutes by the tube and the Broadway with many independent eateries. Tamar Square is a lovely community too, we have been lucky to have great neighbours and enjoyed playing in the garden with our daughter, as well as using the on site community bar with neighbours and friends."

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