

Entrance Hall  
11'1" x 10'1"

Reception Room  
19'5" x 18'1"

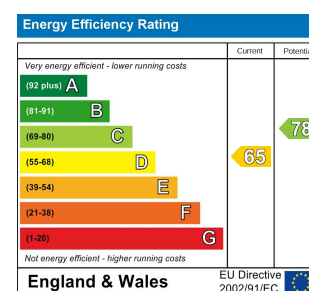
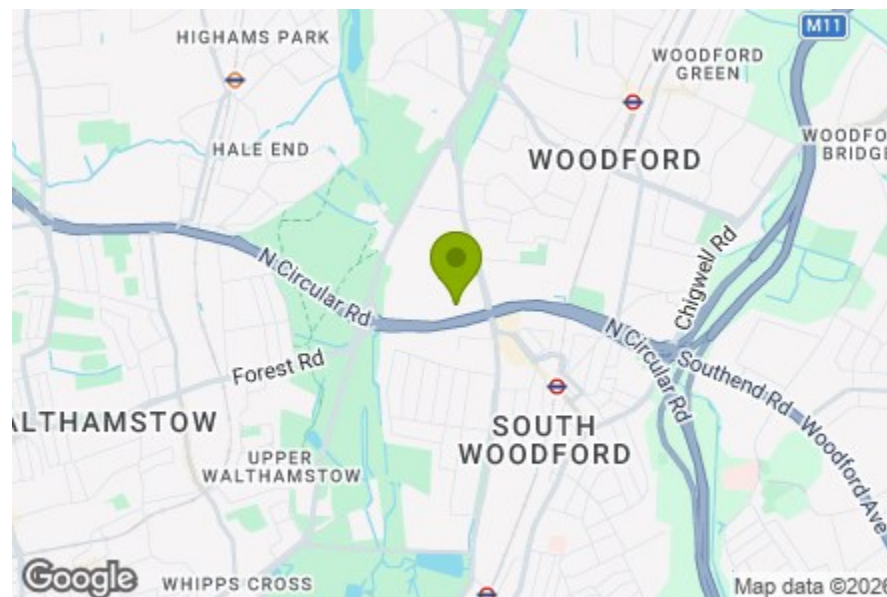
Kitchen  
10'5" x 10'4"

Bathroom  
8'3" x 6'8"

Bedroom  
12'3" x 11'8"

Bedroom  
13'9" x 9'4"

Total Area: 81.8 m<sup>2</sup> ... 881 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## BUCKINGHAM ROAD, SOUTH WOODFORD

Offers In Excess Of £400,000 Share of Freehold  
2 Bed Flat



### Features:

- Spacious Two Bedroom Apartment
- Share Of Freehold & Chain Free
- Third Floor With Fantastic Views
- Private Parking Space & Communal Gardens
- Vast Reception Room & Comfortable Bedrooms
- Large Kitchen With Range Oven & New Bathroom
- Generous Entrance Hallway With Plenty Of Storage
- Short Walk To George Lane & Epping Forest

Set on the third floor of a classically designed mid-century low-rise development in E18, this two-bedroom apartment has been immaculately finished. You've got spotless decor, an abundance of natural light, high-quality fittings and plenty of storage, as well as a private parking space and lovely communal gardens.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities on your doorstep, including fantastic transport links. It's on the market chain-free, too.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

You'll love the classic design of this development, and the lush communal gardens showcase things perfectly.

From the spacious entrance hallway, you're led into a bright, elegant & vast reception room. West-facing windows draw in plenty of natural light, enhancing the rich timber flooring and thoughtful period-inspired details such as the column radiator. There is ample space for both dining and relaxing, making it a versatile setting.

The kitchen sits just off the living space and is finished in a smart contemporary style, with mosaic-style tiling, sleek units, and high-spec integrated appliances, including a range cooker.

On the opposite side of the hallway, you'll find two well-proportioned bedrooms, both immaculately finished with built-in storage. The bathroom continues the smart feel, fitted with modern fixtures and an over-bathtub shower.

Being situated on the third floor not only gives you lovely leafy views, but also brings a bit of energy efficiency to your life, something you'll appreciate in the winter months.

As for beyond, with its great amenities, green spaces such as Epping Forest, wonderful sense of community and excellent transport links, you'll fall in love with South Woodford, particularly the way it balances rural charm with cosmopolitan buzz.

Nearby you'll also find some excellent eateries including Jones & Sons, the sister restaurant to the Dalston dining hotspot – a must-visit. You've got a brilliant selection of supermarkets too, including a Waitrose and M&S in South Woodford, and the area even has its own cinema.

#### WHAT ELSE?

- South Woodford station is 16 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes. Drivers can be on the North Circular in just a few minutes.

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area, one of the reasons this area is so popular with families.

- Mark your calendar for every third Sunday of the month, when the South Woodford farmers' market is held. Expect to find high-welfare meat, artisan baked goods and handcrafted arts.



#### A WORD FROM THE OWNER...

"I love my flat, but I also love my job and I work in the Midlands, so I've decided it's finally time to relocate. I've owned this flat for 7 years, I rode out Covid in it, it was a home for my god daughter when her relationship broke down, the base for my American sister when she gave the UK a go, and the home for my best friend when she got a job in London - it's been a sanctuary for me and the people I love. Even in the dullest of days it's a bright, airy space, and I usually have my first cup of tea leaning against the kitchen sink looking out over the rooftops of London. I've had ten-person dinner parties, cosy nights in and there's absolutely no need to go out for New Year's Eve - just crack open a bottle of fizz and watch the whole of East London set off their fireworks from the bedroom windows. I've got Waitrose, M&S Food and Sainsburys all within minutes and if I go in the other direction I can lose myself in Epping Forest for twenty minutes or a few hours, plus it's a ten minute walk to the Central Line and a five minute drive to the bottom of the M11. I don't think you can get much more from one home, and if I could pick it up and move it with me, I would. I'm sad to let it go but I do so in the hope that it can be a sanctuary for someone else and loved as much as I love it."

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