

Reception Room  
19'8" x 14'9"

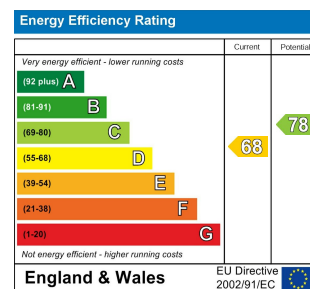
Kitchen  
15'9" x 6'6"

Bedroom  
12'10" x 9'8"

Bedroom  
12'0" x 10'11"

Bathroom  
7'5" x 7'4"

Garden  
55'9" x 21'3"



## EASTWOOD ROAD, SOUTH WOODFORD

Offers In Excess Of £475,000 Leasehold  
2 Bed Maisonette



### Features:

- First Floor Maisonette
- Moments from George Lane
- Private Garden
- Beautifully Presented
- Short Walking Distance to South Woodford Tube Station
- Period Home
- Side Access
- High Ceilings
- Rarely Available

Moments from the shops, cafés and restaurants of George Lane, this beautifully presented first floor two bedroom maisonette sits within a handsome period home in the heart of South Woodford. With a private garden, generous proportions and South Woodford station just a short stroll away, it offers a wonderful balance of leafy residential living and everyday convenience.

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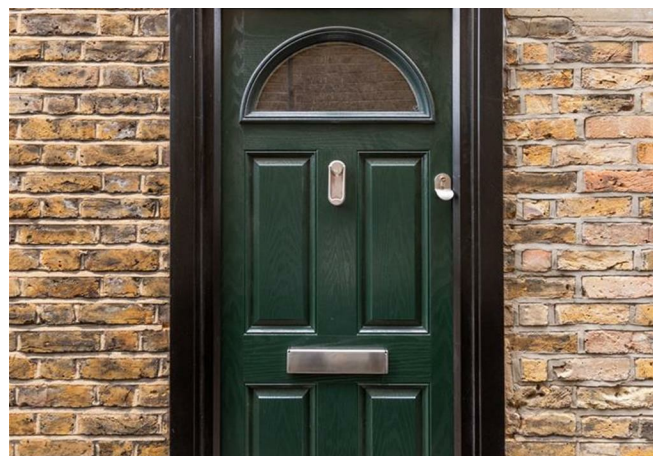
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**IF YOU LIVED HERE.....**

Head upstairs and into a home where high ceilings, large windows and thoughtful decoration create a bright and welcoming feel throughout. The reception room is particularly impressive, with generous proportions, a wide window drawing in plenty of natural light and ample space for both relaxing and dining. Soft tones, timber flooring and an ornate fireplace add character, while the elevated position gives the room an airy sense of openness.

The kitchen is neatly arranged with shaker-style cabinetry, plentiful storage and worktop space, alongside a smart brick-effect splashback. Elsewhere, the principal bedroom is a calm and inviting retreat, enhanced by a beautiful bay window that fills the room with light. The second bedroom is well presented and versatile, while the bathroom is finished in a timeless style with a bath and overhead shower.

Outside, your private garden provides plenty of room to enjoy warmer months, with a lawn, patio seating area and mature

greenery creating a peaceful backdrop. Side access adds practicality, while the overall setting feels remarkably tucked away considering how close you are to the amenities of George Lane.

**WHAT ELSE?**

- South Woodford station is within easy walking distance, putting the Central line and straightforward City and West End connections at your fingertips.
- George Lane's thriving high street is packed with local favourites, from coffee and brunch at Bobo & Wild to dinner at No.60 Brasserie, alongside a great selection of independent cafés, restaurants and everyday essentials.
- Churchfields Park is just a short stroll away, with its open lawns, tennis courts, playground and popular café making it a favourite spot with local residents.



**A WORD FROM THE OWNER....**

"We have loved living in this spacious two double bedroom period flat. The supersize living room is a perfect space to relax. Both bedrooms are great spaces that comfortably fit double beds. The large private garden is a great space for a BBQ with friends and there's also ample room from our toddler to run around! The large attic is an added bonus and a superb storage space.

It's also the perfect home for commuting into London as you can be on the central line in four minutes and at Liverpool St station in twenty five minutes."

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