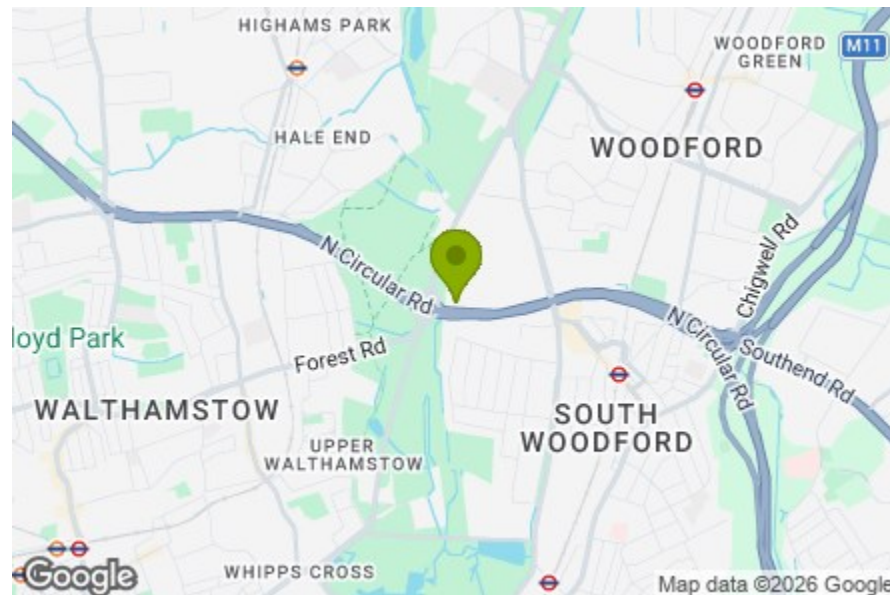


- Reception  
13'1" x 11'0"
- Kitchen  
10'2" x 8'11"
- Bathroom  
9'9" x 7'5"
- Bedroom  
12'8" x 10'0"
- Bedroom  
12'5" x 12'11"
- Bedroom/Study  
6'2" x 9'4"
- Garden  
42'7" x 10'7"

Total Area: 75.7 m<sup>2</sup> ... 814 ft<sup>2</sup>

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	78
		EU Directive 2002/91/EC	



## PEEL ROAD, SOUTH WOODFORD

### Offers In Excess Of £400,000 Leasehold 2 Bed Maisonette



#### Features:

- First Floor Apartment
- Two Double Bedrooms + Study/ Nursery
- Private Garden
- Private Front Door
- Long Lease Upon Completion
- Large Bathroom
- Loft Space
- Moments to Epping Forest
- Walking Distance to George Lane & Tube Station
- Chain Free

A two/three bedroom first floor apartment with a private garden and its own front door, this South Woodford home is well placed for the best of the neighbourhood. George Lane and South Woodford station are within easy walking distance, while Epping Forest is close by when you want a little more green space. Offered chain free, with a long lease on completion.

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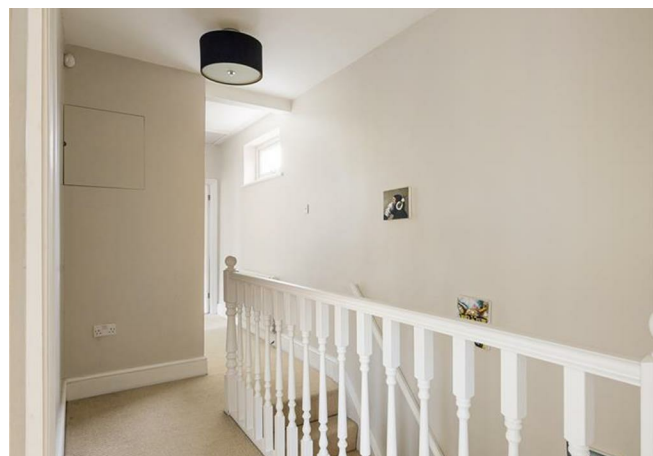
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#### IF YOU LIVED HERE...

Your private front door opens to a hall of your own, with stairs leading up to the apartment. Upstairs, the layout feels easy and well balanced. The reception sits to the rear, a generous room with soft neutral walls, a broad window and plenty of space to relax or gather around the table. Just beyond, the separate kitchen is finished in a classic cream palette, with plenty of storage and worktop room, while stairs from here lead directly down to the private garden.

Both bedrooms are true doubles, which gives you a nice sense of flexibility day to day. The front bedroom is especially generous, with a bay window bringing in plenty of natural light as well as fitted wardrobes. The second double has a calm feel and fitted wardrobes too. There is also a separate small bedroom, study or nursery, neatly set off the landing, so you have a little extra room to shape around your life.

The bathroom is particularly spacious, with both a freestanding

tub and a separate walk-in shower, all finished in a simple grey and white scheme. Loft space adds another practical bonus, and the private garden is a lovely surprise for a first floor apartment, especially with direct access from the flat itself.

#### WHAT ELSE?

- Epping Forest is close at hand for weekend walks, morning runs and longer rambles through the trees.
- George Lane is nearby for day to day essentials, with Waitrose, Marks & Spencer and Tipi Coffee Co all close by.
- South Woodford station is on the Central line for fast and convenient access into central London, and the Odeon cinema is nearby for film nights close to home.



#### 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 is 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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