



Kitchen / Reception Room
18'0" x 15'1"

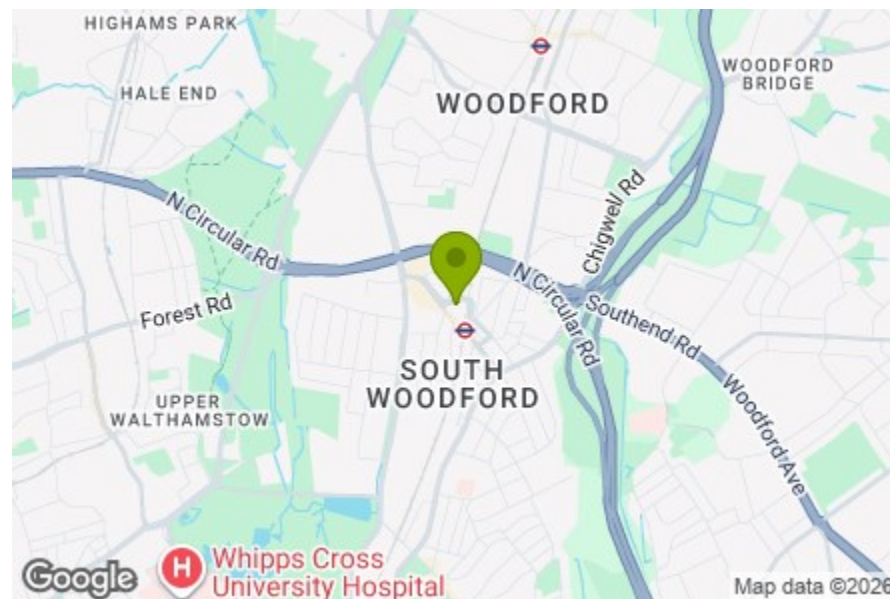
Bedroom
14'0" x 9'7"

Bedroom
14'0" x 9'6"

Bathroom
6'4" x 5'6"

Second Floor

Total Area: 58.5 m² ... 629 ft²
All measurements are approximate and for display purposes only.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 81 | 81 |
| (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 | | EU Directive 2002/91/EC | |



EASTWOOD CLOSE, SOUTH WOODFORD Offers In Excess Of £365,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedroom Apartment
- Open Plan Kitchen/Living Area
- Beautifully Presented
- Second Floor
- Wooden Flooring
- Secure Entrance & Lift Access
- Minutes from South Woodford Station
- Chain Free

This beautifully presented two-bedroom home on the second floor is chain-free and fully turn-key ready. From the spacious open-plan kitchen/reception to the light-filled layout and immaculate finish, every detail feels thoughtfully done. Set in a peaceful, low-rise block, it's a rare combination of comfort, style and practicality. With very little through traffic, a secure entryphone system and lift access, this is a lovely place you'll want to settle into straight away.

You couldn't ask for an easier spot; South Woodford Station is just a two-minute stroll away, and from there the Central Line will have you at Liverpool Street in around 15 minutes or Oxford Circus in 35. When you're off the clock, Epping Forest is close enough for a morning walk, there's an art-deco cinema for lazy Sundays and a proper mix of cafés, restaurants, and pubs when you're not. It's that rare blend of London energy and a bit of breathing space - all without needing a car key or a hiking plan.

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IF YOU LIVED HERE...

Step through the smart, secure entrance and take the lift up to the second floor, where this apartment feels inviting the moment you step through the door. A wide hallway welcomes you in, with warm wood flooring flowing throughout, giving everything a calm, connected feel.

The bright open-plan kitchen and reception area unfold in an easy L-shape, creating natural zones for lounging, cooking, and dining. At the far end, glossy taupe cabinets line two walls, paired with dark granite-style worktops and a neatly tiled splashback. It's sleek without being showy, and the layout gives you room to live, not just to fit furniture.

Off the central corridor, two generous double bedrooms (each around 14ft long) are filled with natural light from well-placed windows. The same soft wood flooring runs through, while gentle pistachio-green walls keep things calm and consistent.

The bathroom keeps to the same soothing palette, with wood-effect tiling and a crisp white suite. There's both a full bath and a shower screen. Whether you're after a quick rinse before work or a long soak to unwind, you're covered.

The purchaser will also be granted a share of the freehold upon completion of the sale

of the final flat in the block.

WHAT ELSE?

Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Salash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George. Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema

For shopping, George Lane is lined with boutique stores and essential services, while Waitrose and Sainsbury's cater to everyday needs as well as a monthly farmer's market. Outdoor enthusiasts can enjoy the nearby Epping Forest, a mere 5-minute walk away, for leisurely walks and cycling, as well as Roding Valley Park for riverside strolls.

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.

South Woodford station (Central Line) is just a short walk away, providing incredibly easy access to the City and West End (18 mins to Liverpool St or 35 mins to Oxford Circus)



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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