

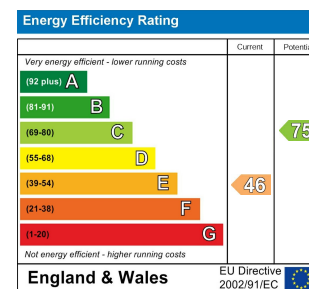
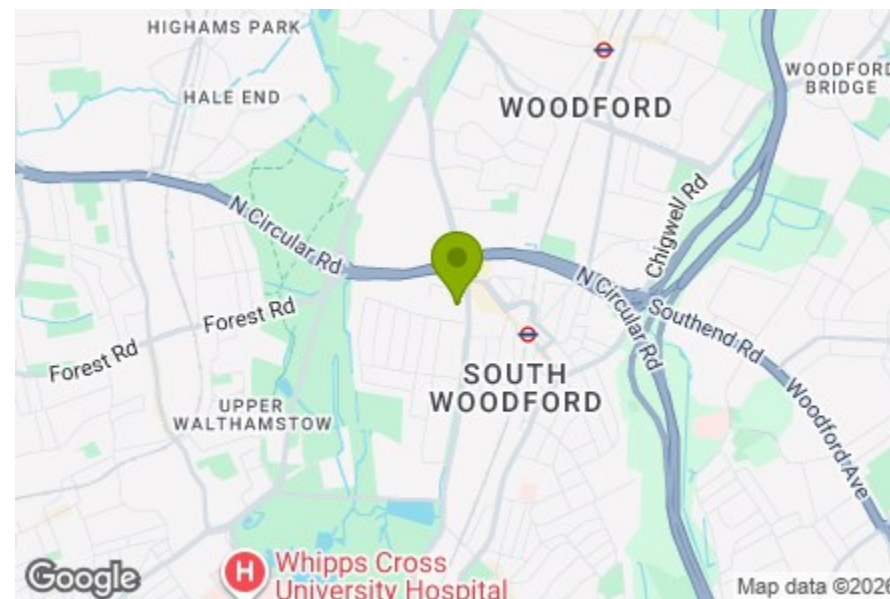
Reception Room
11'2" x 17'7"

Kitchen
7'1" x 11'6"

Bedroom
7'4" x 11'8"

Bedroom
10'11" x 14'7"

Bathroom
8'10" x 4'8"



GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £325,000 Share of Freehold
2 Bed Apartment - Duplex



Features:

- Two Bedroom Duplex Apartment
- Share Of Freehold & 900 Year Plus Lease
- Chain Free Sale
- Low Service Charges
- Residents Parking
- Large Windows
- Easy Access To Epping Forest
- Premier Location Close To George Lane

Set within a sought-after South Woodford location, this bright and spacious two bedroom duplex apartment places you within easy reach of George Lane's independent cafés, restaurants and shops, while Epping Forest is close by whenever you need a change of pace. Offered chain free, with a share of freehold, a 900+ year lease, low service charges and residents' parking, it's a home that combines practical benefits with an excellent setting.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Arranged across two floors, this well-proportioned duplex offers a layout that feels more like a house than a typical apartment. The living room is a particularly inviting space, with large windows drawing in plenty of natural light and creating an airy sense of openness throughout the day. Soft neutral décor and generous proportions make it easy to imagine settling in straight away.

The kitchen sits separately and is fitted with plentiful cabinetry and worktop space, with pale tiled splashbacks adding a touch of character. Its practical layout works well for day-to-day cooking while leaving room to personalise over time. The entrance level also benefits from useful storage, helping to keep everyday essentials neatly tucked away.

Upstairs, you'll find two comfortable bedrooms, both enjoying the same bright feel thanks to the large windows found throughout the home. The principal bedroom comes with an extensive run of fitted wardrobes, while the second bedroom offers flexibility

whether used as a guest room, study or dedicated workspace. A family bathroom completes the upper floor, while the duplex arrangement creates a welcome sense of separation between living and sleeping spaces.

WHAT ELSE?

- George Lane is just a short stroll away, with local favourites including Jones & Sons, The Railway Bell, Tipi Coffee Co and a great mix of shops, cafés and restaurants.
- Epping Forest is within easy reach, giving you miles of woodland trails, open green space and weekend walking routes close to home.
- South Woodford Station is nearby for Central line links into Stratford, Liverpool Street and the West End, making day-to-day commuting simple.



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, Boxx & Pause Pilates 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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