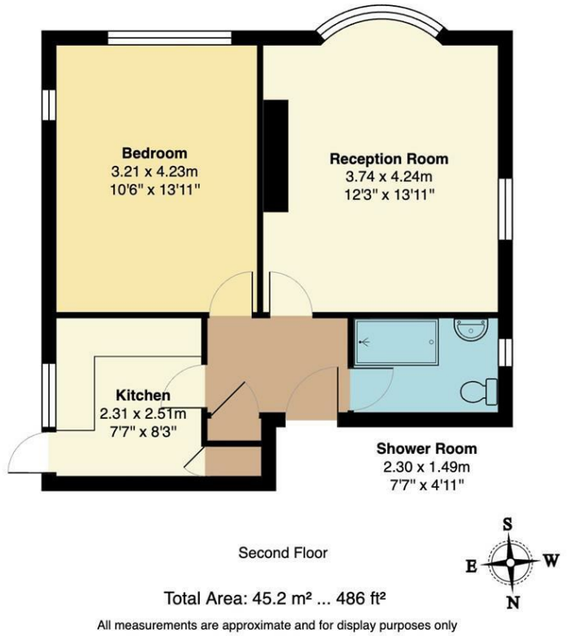


Second Floor

Total Area: 45.2 m² ... 486 ft²

All measurements are approximate and for display purposes only

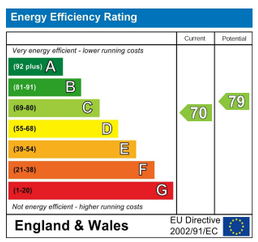
Kitchen
7'6" x 8'2"

Bedroom
10'6" x 13'10"

Reception Room
12'3" x 13'10"

Shower Room
7'6" x 4'10"





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CHURCHFIELDS, SOUTH WOODFORD

Offers In Excess Of £250,000 Leasehold
1 Bed Apartment

Features:

- One Bedroom Apartment
- Short Distance to South Woodford Station
- Garage
- Chain-Free
- Communal Gardens
- Churchfields Location
- Easy Access to Shops and Cafés

Set within the established Churchfields neighbourhood, this chain-free one bedroom apartment combines generous room sizes with leafy communal surroundings and the useful addition of a garage. George Lane, South Woodford Station and a good choice of local cafés and shops are all close by.

REQUEST A VIEWING
0203 3691818















IF YOU LIVED HERE...

The apartment sits on the second floor, with an entrance lobby leading into a well-proportioned kitchen. From here, an inner hallway connects the reception room, bedroom and shower room, keeping each space clearly defined and easy to use.

The reception room is the largest room in the apartment, with a broad curved bay window and an additional window to the side bringing in plenty of natural light. There is ample space for a comfortable seating area and a dining table, while the shape of the bay gives the room a natural focal point. Across the hall, the bedroom is another generous room, with windows on two sides and enough space for a double bed, wardrobes and further furniture. A separate shower room completes the internal layout.

Outside, Lyndhurst Court is set among mature communal gardens, with lawns, established hedging and planted areas creating plenty of greenery around the building. The garage provides useful parking or storage, while the chain-free position should help keep the onward purchase more straightforward.

WHAT ELSE?

- South Woodford Station is within easy reach, with Central line services running directly towards the City and West End.
- George Lane is nearby for everyday shopping and local favourites including Bobo & Wild, Jones & Sons and The Railway Bell. The monthly South Woodford Farmers' Market also brings independent food and produce stalls to the area.
- Epping Forest is close at hand for woodland walks, running and cycling, while the Churchfields setting also puts local shops, cafés and day-to-day amenities within easy reach.



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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