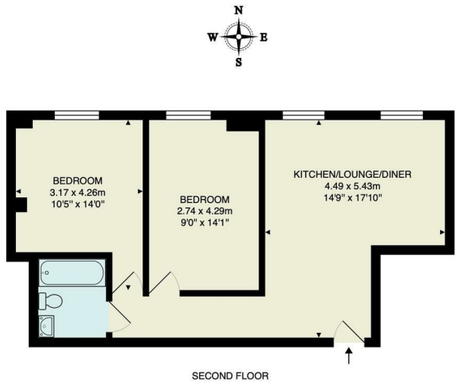


Total Area: 52.8 m² ... 568 ft²

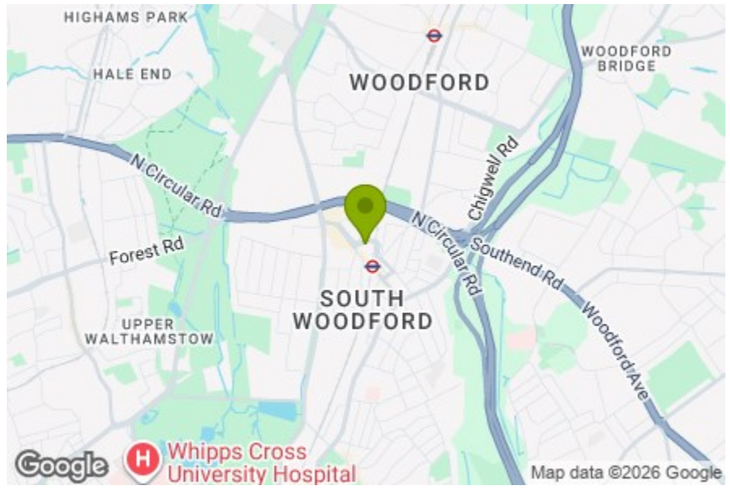
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

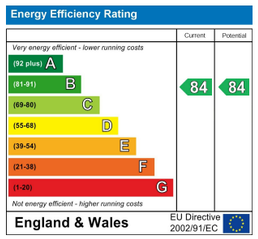
Kitchen/Lounge/Diner
14'8" x 17'9"

Bedroom
8'11" x 14'0"

Bedroom
10'4" x 13'11"

Bathroom





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E4 & N17
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0203 369 6444

E17 & E10
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EASTWOOD CLOSE, SOUTH WOODFORD

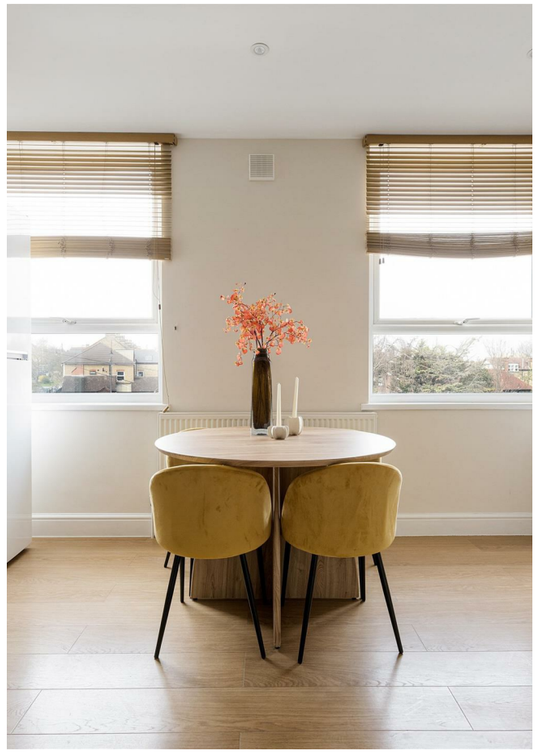
Offers In Excess Of £300,000 Leasehold
2 Bed Apartment

Features:

- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Living/Kitchen Area
- Wooden Flooring
- Well Presented
- 200 Year Lease
- Lift Access
- Modern Development
- Nearby South Woodford Station & George Lane
- Chain Free

This is a well presented two bedroom apartment set on the second floor of a modern South Woodford development, with lift access and George Lane close by. South Woodford station is nearby for the Central line, and the neighbourhood's shops, cafés, cinema and everyday essentials give this part of E18 a lovely sense of ease.

REQUEST A VIEWING
0203 3691818



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IF YOU LIVED HERE...

The layout is simple and well judged, with two double bedrooms set off the hallway and a smart bathroom finished in rich brown tiling, complete with a bath and screen shower. Both bedrooms are proper doubles, decorated in calm tones with wooden flooring underfoot, so they feel restful and easy to settle into.

At the end of the hall, the open plan living, kitchen and dining room stretches across the width of the apartment. Two windows bring in plenty of daylight, while pale walls, sleek cabinetry, dark worktops and warm flooring keep the room feeling clean and contemporary. There's room here to cook, eat and unwind without the space ever feeling overworked.

Throughout, the apartment is neat, modern and ready to move into, with a well-cared for finish that makes everyday living feel straightforward from the start. It's also being offered chain free & with a 200 year lease.

WHAT ELSE?

- Local favourites including Bobo & Wild and Tipi Coffee are nearby, and George Lane also hosts a farmers and community market on the third Sunday of each month.
- Elmhurst Gardens and the wider Epping Forest and Hollow Ponds landscape bring plenty of green space to weekends, with tennis courts, mature planting, walking trails and summer boating all nearby.
- Make the Railway Bell your new local - it's only a five minute stroll away after all, plus it has friendly staff and a great selection of food and drink.

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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