

Reception Room/Kitchen
21'2" x 16'6"

Bedroom
8'11" x 12'8"

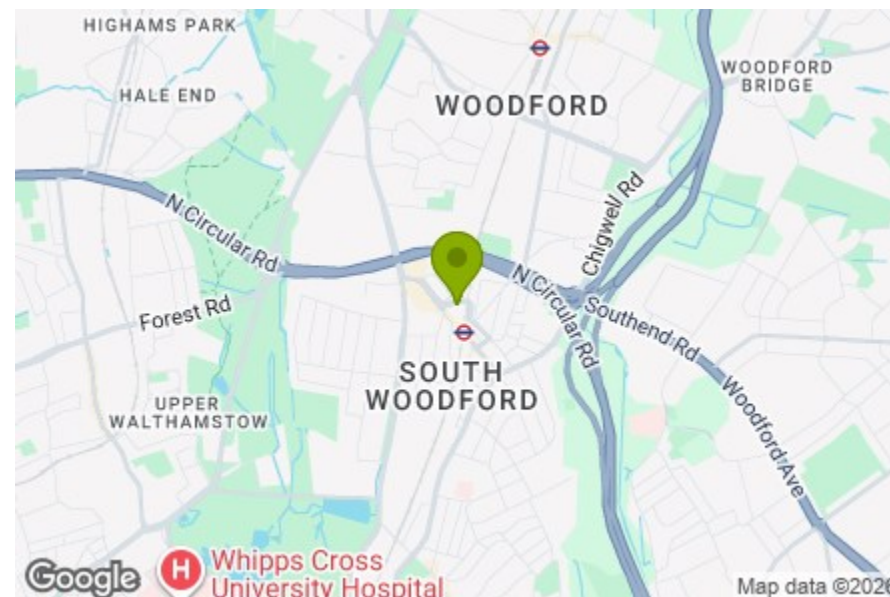
Bedroom
10'3" x 9'7"

Bathroom
6'5" x 6'4"

Third Floor

Total Area: 49.1 m² ... 528 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 £325,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Modern Decor
- Lift Access
- Third Floor
- Secure Entrance
- Close to Station & Amenities
- Chain Free

Set on the third floor of a purpose built development with lift access and secure entrance, this bright two double bedroom apartment has been beautifully finished with a smart layout that optimises every inch of space.

It's all perfectly nestled between the greenery of Epping Forest and Roding Valley, with South Woodford's excellent George Lane amenities right on the doorstep, including excellent transport links.

REQUEST A VIEWING
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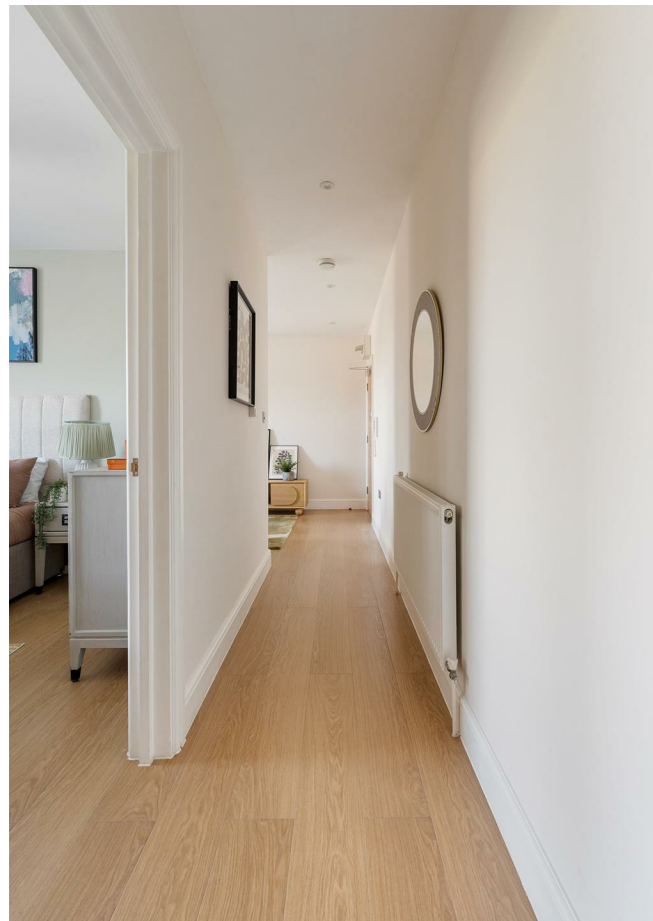
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IF YOU LIVED HERE...

This wonderfully proportioned third-floor apartment benefits from abundant natural light and a sense of space, complemented by skyline views through generous windows and excellent energy efficiency. The open-plan kitchen/reception room is beautifully finished with neutral décor and smart flooring, providing plenty of room for dining and lounging. The kitchen is sleek and contemporary, featuring high-spec appliances and stylish cabinetry.

Both bedrooms are tranquil retreats, finished in a soft, calming palette, while the bathroom impresses with floor-to-ceiling tiling and a modern over-tub shower.

Outside, you'll find the vast green space of Roding Valley Park around 15 minutes away, while Epping Forest is slightly further in the other direction. In contrast to all this nature, you've got the amenities of George Lane right on your doorstep. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants, bars and an Odeon cinema.

For journeys further afield, South Woodford station is only a four-minute walk, with the Central line whisking you to Liverpool Street in just 20 minutes. The combination of effortless transport links, nearby nature, and urban convenience makes this apartment a rare opportunity to enjoy the very best of East London living.

WHAT ELSE?

- 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.
- 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 good and handcrafted arts.
- Celebrate your move to E18 with a visit to Jones & Sons. Fans of the original Dalston location—the very spot featured in Boiling Point—will know this is fine dining at its finest. After all the unpacking, it's the perfect well-deserved treat to mark the start of your new chapter.



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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