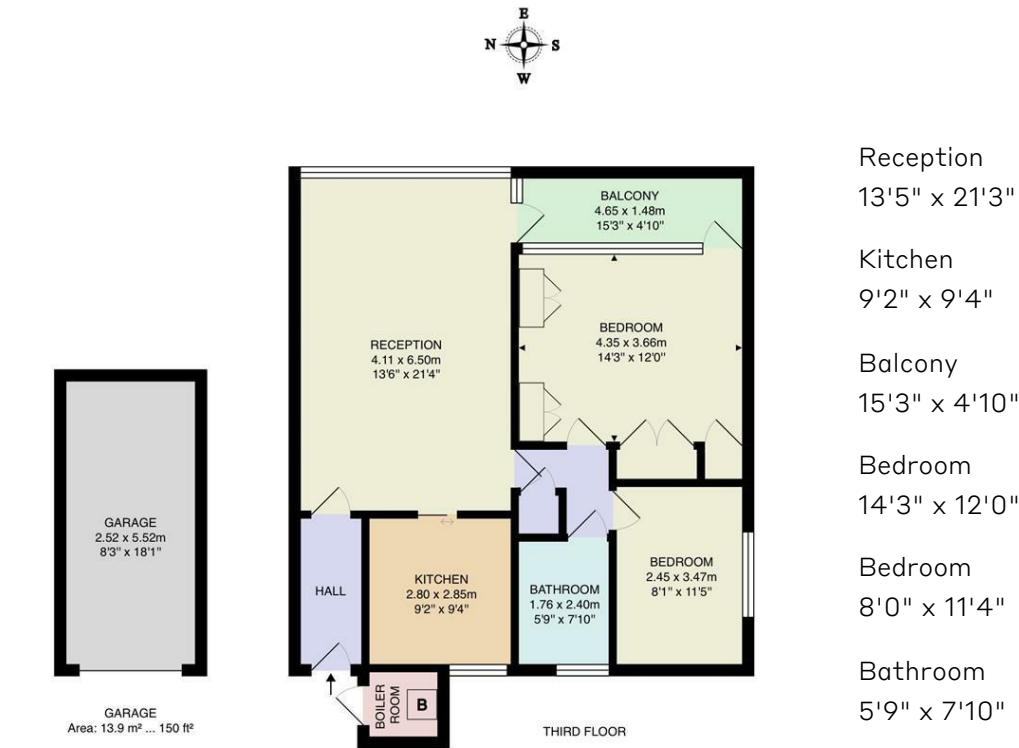
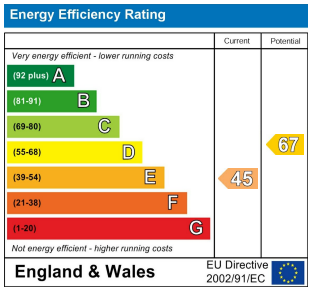




Total Area (Excluding Balcony & Garage): 77.3 m² ... 832 ft²

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.



WOODFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £475,000 Share of Freehold

2 Bed Apartment



Features:

- Two Bedroom Third Floor Apartment with Lift Access
- Fantastic Natural Light with Floor to Ceiling Windows
- Private Balcony with Leafy Views
- Short Walk To Snaresbrook & South Woodford Stations
- Share Of Freehold
- Immaculately Presented
- Garage En Bloc
- Easy Access To Eagle Pond
- Manicured Communal Gardens
- Off Street Visitor Parking

Set among the greenery of Woodford Road, this beautifully kept two-bedroom apartment has a calm, light-filled feel, with acoustic glass double glazing and treetop views forming a backdrop to much of the living space. The private balcony gives you somewhere to enjoy the outlook properly, while Eagle Pond, George Lane and Central line connections are close by.

REQUEST A VIEWING
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0203 369 1818

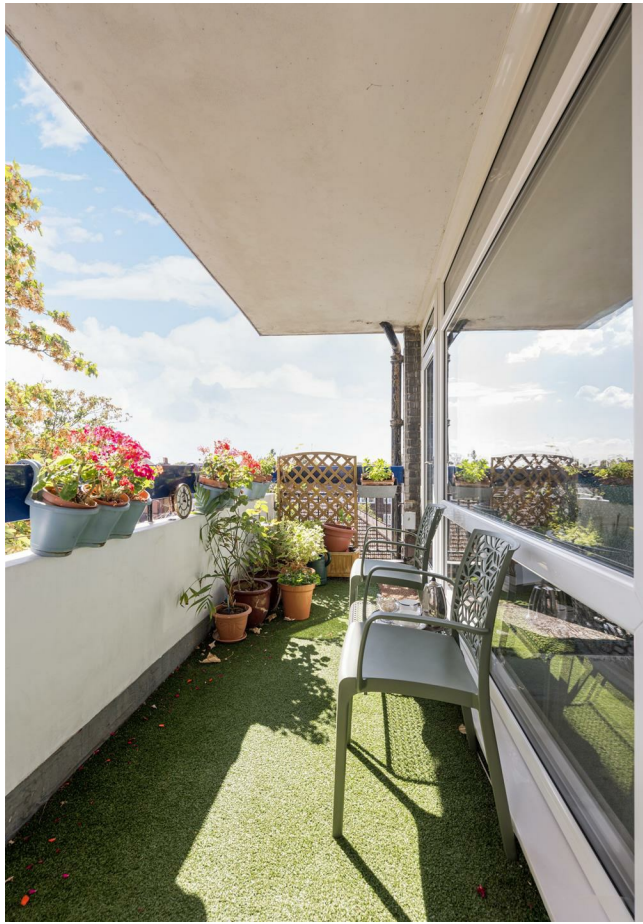
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IF YOU LIVED HERE...

From the entrance hall, you step into the reception room, a particularly spacious living area with a full wall of bespoke shelving and cabinetry providing generous storage. A wide window brings in natural light, while the proportions leave ample room for both seating and dining.

The kitchen is accessed directly from here, finished with bespoke dark cabinetry with copper-coloured handles, warm-toned wall units, and granite work surfaces. The reception room also opens onto the balcony, extending the living space outside and making the most of the leafy outlook.

A short inner hall leads from the living room to the bathroom and both bedrooms. The larger bedroom has extensive built-in storage and full-height glazing, with its own direct access to the balcony. Established trees provide a green backdrop outside, giving the apartment a pleasantly tucked-away feel despite its well-connected setting. The second bedroom is also bright, with a

wide window and enough room to work comfortably as a bedroom and home office. The bathroom has large-format wall tiling, a walk-in shower and useful vanity storage.

The apartment sits within well-kept grounds, with lawns and mature planting surrounding the building. There's also a garage en bloc and visitor parking, while lift access makes reaching the third floor straightforward.

WHAT ELSE?

- Bobo & Wild on George Lane is a locally founded spot for coffee, brunch and pastries.
- Eagle Pond is nearby, with the surrounding Snaresbrook greenery providing a handy local escape.
- South Woodford and Snaresbrook stations both provide Central line connections, while George Lane is also home to independent favourites including Creative Biscuit, the local pottery-painting café.
- Great choice of grocery stores including Waitrose and Marks and Spencer.



A WORD FROM THE OWNER...

I've always thought of this flat as my own version of the 15-minute city — everything I need is close, without ever feeling hemmed in. Snaresbrook and South Woodford stations are both an easy 15-minute walk, and from either station you're in the heart of London within half an hour. I can be at the cinema, the shops on George Lane, or the GP's surgery — one of the best in the borough — just as quickly. In the other direction, Wanstead is also just a short walk away.

Then there's the view. The family's nickname for the flat is The Treehouse because we're up on the third floor next to a grand sycamore. From the flat, the rooftops of East London roll out across East London and towards Canary Wharf, and there's something quietly satisfying about watching the city light up in the evening while knowing you're not in the thick of it. And it's great for watching the New Year's Eve fireworks.

For green space, Wanstead Park, Wanstead Flats and Hollow Ponds are close by, and Epping Forest is a short drive — hundreds of acres of ancient woodland whenever I want to properly switch off. It's been a brilliant place to live - close to everything, but never crowded by the surroundings. I hope the next owner enjoys the flat as much as I have.

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