

Kitchen/Lounge/Diner
20'0" x 16'0"

Bedroom
16'6" x 9'6"

Bedroom
16'6" x 9'3"

Bathroom
6'3" x 5'6"

Total Area: 72.0 m² ... 775 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.



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 £350,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedroom Apartment
- Third Floor
- Open Plan Kitchen/Living Room
- Wooden Flooring
- Lift Access
- Secure Entrance
- Minutes From South Woodford Station
- Chain Free

Set on the third floor of Orchard House, this chain free two double bedroom apartment places you moments from South Woodford Station and the neighbourhood favourites of E18. With lift access, a secure entrance and a bright open plan kitchen and living room, it's a well-connected home with plenty to enjoy close by.

REQUEST A VIEWING
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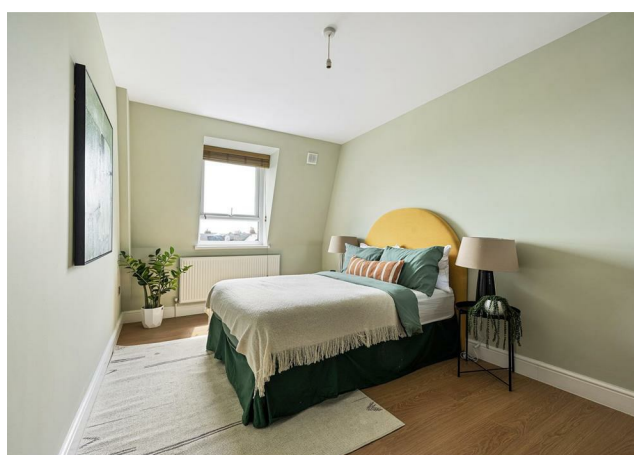
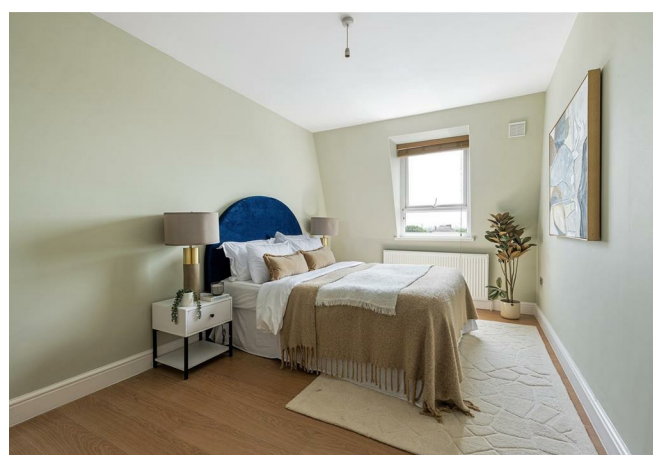
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IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged apartment with wooden flooring giving the main living spaces a clean, cohesive feel. The open plan kitchen and living room forms the heart of the home, with room to cook, dine and unwind in one easy setting. The layout feels practical and sociable, making it well suited to everyday living as well as relaxed evenings with friends.

Both bedrooms are comfortable doubles, offering flexibility whether you need a main bedroom and guest room, or a calm place to work from home. The bathroom is neatly positioned off the hallway, while the third-floor setting, lift access and secure entrance all add to the ease of day-to-day life. With

everything presented in a simple, easy-to-live-with style, it's a home that feels ready for its next chapter.

WHAT ELSE?

- Make The Railway Bell your new local. It's only a five-minute stroll away after all, with 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 comes to town. Expect artisan baked goods, high-welfare meat, seasonal produce and handcrafted wares.
- Celebrate your move to E18 with dinner at Jones & Sons. Fans of the original Dalston restaurant, featured in Boiling Point, will already know what to expect. If not, it's the perfect excuse to discover one of the area's best-loved dining spots.



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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