



Reception Room  
13'2" x 13'6"

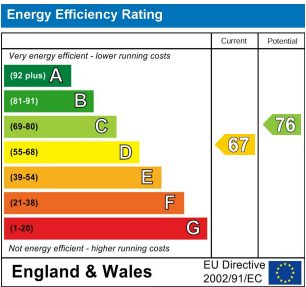
Kitchen / Diner  
16'4" x 10'8"

Bedroom / Study  
7'6" x 7'4"

Shower Room  
7'8" x 6'0"

Bedroom  
10'7" x 13'10"

Garden  
8'2" x 45'11"



## GEORGE LANE, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Private Garden
- Well Presented
- Short Walking Distance To South Woodford Station
- Chain-Free
- Kitchen-Diner

This well-presented two-bedroom apartment gives you 641 sq ft of living space — plus your own private garden. Set on the ground floor of a characterful brick period building, it offers a calm, leafy backdrop while keeping you close to South Woodford's shops, cafés, and excellent transport links. South Woodford station (Central Line) is just a short walk away, taking you to Liverpool Street in around 15 minutes and the West End in just over half an hour. As for green spaces, you're under a minute's walk from both Epping Forest and Roding Valley Park - great places to explore on foot or by bike.

Chain-free, it's ready when you are to become your new home.

REQUEST A VIEWING  
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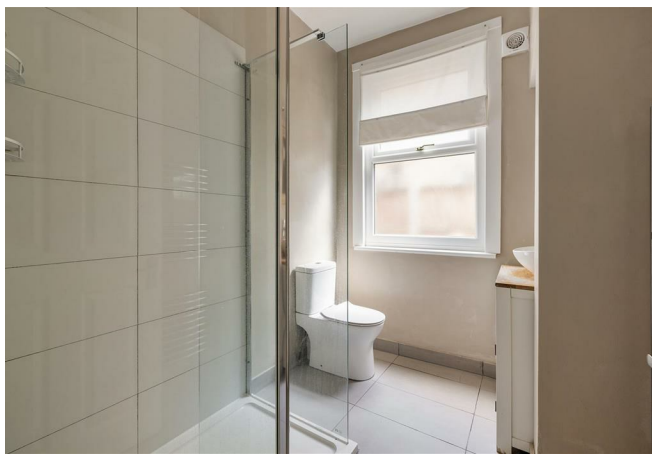
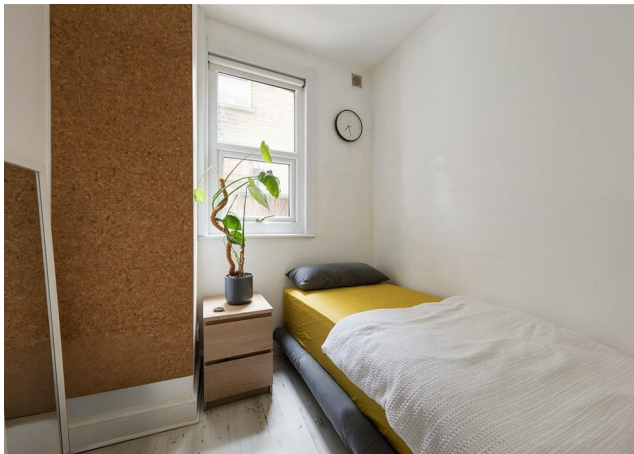
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### IF YOU LIVED HERE...

Step through the front door and straight into the living room — a bright, welcoming space thanks to a large bay window framed with white plantation shutters that let the light in while giving you privacy when you want it. A black fireplace anchors the room with a bold focal point - a nice contrast to the pale engineered wood flooring that runs throughout the whole property. A discreet cupboard under the stairs provides storage space for everyday items and clutter you'd prefer kept out of sight.

Carry on through to the kitchen/diner, where almond-pink walls meet cream cottage-style cabinets and chunky wood worktops. The exposed brick chimney breast has been cleverly reworked to house the extractor above the induction hob, adding character with purpose. French doors pull in even more light and open directly to the garden, making the space feel easy and connected.

Outside, the southwest-facing garden is paved for low maintenance and surrounded by wooden fencing for privacy. It's a proper sun trap through the day, with a shed tucked at the rear for extra storage.

Back inside, you'll find two bedrooms. The smaller is flexible — ideal as a guest room, nursery, home office, or creative hideaway. The larger double sitting at the rear is dual-aspect, with light streaming in all day, while built-in shelving and storage help

keep things organised.

The bathroom brings a spa-like calm, wrapped in warm, sandy tiles from floor to ceiling. A vanity-mounted basin and walk-in shower keep the space sleek and practical, while the overall finish feels quietly luxurious — somewhere you'll actually look forward to starting (or ending) your day.

For shopping, the convenience of George Lane is hard to beat. Whilst it's lined with boutique stores and essential services, there's a Waitrose and a Sainsbury's to cater to everyday needs as well as a popular monthly farmers' market.

**WHAT ELSE?**  
Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Splash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George.  
Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema  
If you're driving, you'll be pleased to find you can be on the North Circular in five minutes.



### 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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