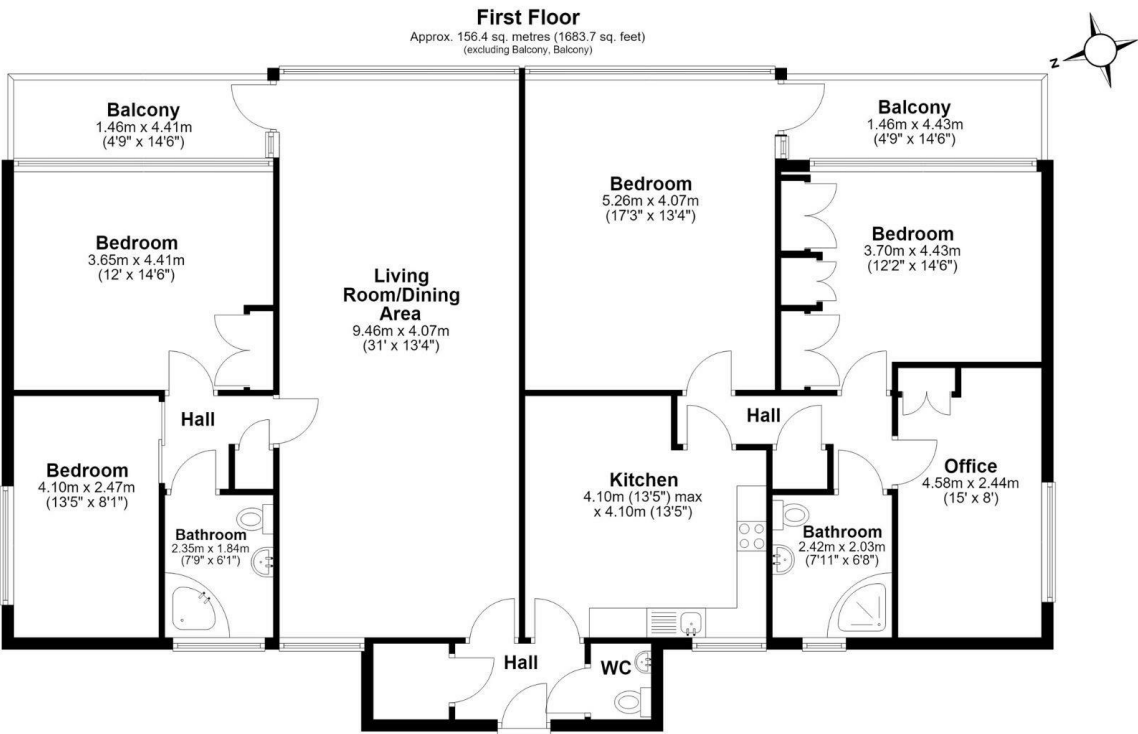


Gross Internal Area = 156.4 sq. metres / 1683.7 sq. feet
 Balcony Area = 12.9 sq. metres / 138.9 sq. feet



Total area: approx. 156.4 sq. metres (1683.7 sq. feet)
 This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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 Plan produced using PlanUp.

Woodford Road



Woodford Road, South Woodford

Price Guide £900,000 Share of Freehold

- Four double bedrooms and dedicated office
- Two garages
- Abundance of storage space
- Lift
- 1,684 Square foot of living space
- First floor apartment
- Two bathrooms and WC
- Close to South Woodford, Snaresbrook & Wanstead Central Line Stations
- Two balconies

Woodford Road, South Woodford

GUIDE PRICE £900,000 - £950,000 Rarely available, Petty Son & Prestwich are delighted to present this exceptional first-floor apartment, featuring four double bedrooms and a dedicated office, occupying a prestigious position within the highly sought-after Walbrook development on Woodford Road.



Council Tax Band: F



Set within one of the area's exclusive and beautifully maintained private developments, this impressive home offers an outstanding 1,684 sq. ft. of versatile accommodation, making it a truly unique opportunity.

Designed with space and light in mind, the apartment boasts wonderfully proportioned rooms throughout, including a magnificent 31ft dual-aspect living/dining room flooded with natural light through expansive wall-to-wall windows. A generous separate kitchen/diner provides the perfect setting for family living and entertaining, while four double bedrooms, one dedicated office, two bathrooms, a separate WC and extensive built-in storage ensure practicality matches the impressive scale of the property. Further enhancing its appeal are two large rear-facing private balconies, offering peaceful views and the perfect place to relax.

Residents also benefit from lift access, CCTV security, ample visitor parking, beautifully landscaped communal gardens and the rare advantage of two garages en bloc.

Walbrook is renowned for its tranquil setting, exceptional privacy and immaculate communal grounds, while remaining just moments from the vibrant amenities of South Woodford. George Lane is only a short distance, offering an excellent selection of independent boutiques, supermarkets, cafés, restaurants and popular pubs. The vast open spaces of Epping Forest are nearby, providing miles of woodland walks and outdoor recreation, while Wanstead High Street is just a short distance away, offering an equally impressive range of shops, eateries, and local amenities. Commuters are exceptionally well served, with South Woodford, Snaresbrook and Wanstead Central Line Stations all within walking distance, providing swift connections to the City, Liverpool Street, Stratford and Canary Wharf.

Families will also appreciate the excellent choice of highly regarded local schools, including both outstanding and good Ofsted-rated options such as Forest School and Snaresbrook Primary School. Offering remarkable proportions, an abundance of natural light, excellent outside space and an

enviable position within one of South Woodford's premier private developments, this is a rare opportunity to acquire a truly outstanding apartment.

Lease Information: 158 years from 29th September 1962 (94 years currently remain)
Service Charge: £6800 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: C73
Council Tax Band: F

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 +VAT per person.

Living Room/Dining Area
31' x 13'4"

Kitchen
13'5" x 13'5"

Bedroom
17'3" x 13'4"

Bedroom
14'6" x 12"

Bedroom
12'2" x 14'6"

Bedroom
13'5" x 8'1"

Office
15' x 8'

Balconies
4'9" x 14'6"