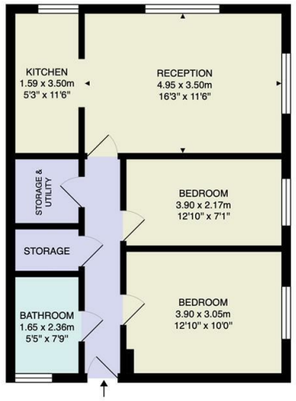


Total Area: 60.6 m² ... 652 ft²

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.

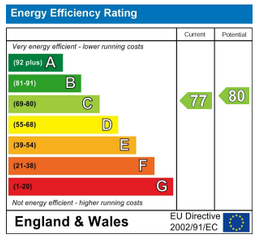
Bedroom
12'9" x 10'0"

Bedroom
12'9" x 7'1"

Reception
16'2" x 11'5"

Kitchen
5'2" x 11'5"

Bathroom
5'4" x 7'8"



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E17 & E10
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LYNWOOD CLOSE, SOUTH WOODFORD

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2 Bed Flat

Features:

- Purpose Built Apartment
- Two Double Bedrooms
- Second Floor
- Separate Utility Room
- Well Maintained Communal Gardens
- Bright & Airy
- Modest Service Charges
- Quiet Residential Turning
- Walking Distance to South Woodford Station
- Long Lease (900+ Years) & Chain Free

Situated on the second floor of a smart, purpose-built development on a quiet turning in a leafy part of E18, this sleek and modern two-bedroom apartment enjoys plenty of natural light, a generous floor plan (both bedrooms are doubles), a separate kitchen and utility room, well-maintained communal gardens, and an immaculate finish throughout.

In terms of location, it's perfectly positioned between Epping Forest and Roding Valley, while South Woodford's excellent amenities and transport links are just a short hop away.

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IF YOU LIVED HERE...

Thanks to the exceptional finish, this is a home to love and enjoy from the very day you move in.

The dual-aspect living space is inviting, enhanced by natural light from windows on two walls (south and east). In the kitchen, which is conveniently separate but still benefiting from the flow of light, the units and appliances are modern and stylish. The bedrooms share the same immaculate finish as the rest of the apartment, with plenty of natural light. The bathroom is equally contemporary, featuring a walk-in shower and sparkling fittings, while the hallway offers both built-in storage and a separate utility room.

Beyond the apartment, you'll enjoy well-maintained communal gardens as well as plenty of nearby greenery, including Elmhurst Gardens, Epping Forest, and Roding Valley - all lovely in different ways.

Down in South Woodford, there's the new-ish branch of Jones & Sons. Anyone who has visited the original restaurant in Dalston will testify that this is fine dining at its best. The area also offers a brilliant selection of supermarkets, including Waitrose and M&S, and even has its own cinema. Don't forget to mark your calendar for every third Sunday of the month, when the South Woodford Farmers' Market is held.

WHAT ELSE?

-South Woodford station is around 15 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.
-Looking for a bite to eat? You can't go wrong with Bobo & Wild or Palaette - both a short stroll away.
-Make the Railway Bell your new local. Just 15 minutes away, this traditional pub has a cracking drinks list, great food, friendly staff and plenty of entertainment. The George is another good option - just slightly further.

A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities, and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal picks for food include the Japanese restaurant Sakura and local favourite Nino's. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds and the tucked away Elmhurst Gardens, with its two tennis courts. All round, it's a fantastic place to call home."

BEN CHARLETON
E18 ASSISTANT BRANCH MANAGER

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