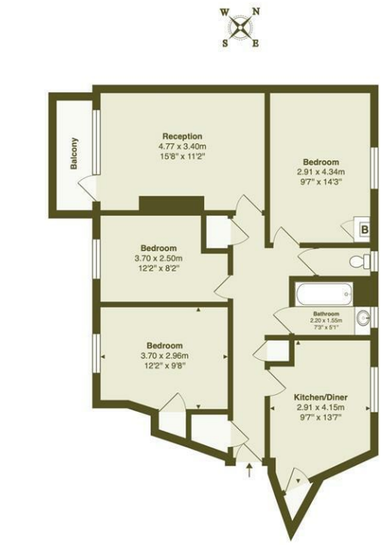
THE STOW BROTHERS




Third Floor

Total Area (Excluding Balcony): 80.9 m² ... 871 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
12'1" x 9'8"

Bedroom
12'1" x 8'2"

Reception
15'7" x 11'1"

Balcony

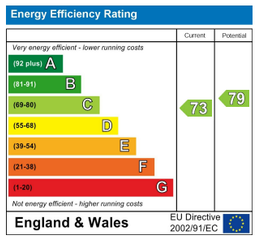
Bedroom
9'6" x 14'2"

Bathroom
7'2" x 5'1"

WC

Kitchen/Diner
9'6" x 13'7"

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# THE STOW BROTHERS

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## CHIGWELL ROAD, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
3 Bed Apartment

### Features:

- Three Bedroom Apartment
- Beautifully Presented
- Short Distance To South Woodford Tube Station
- Private Balcony
- Kitchen-Diner
- Bathroom With A Separate WC
- Easy Access To Local Amenities
- Private Storage Shed

Full of colour, personality and thoughtful touches, this beautifully presented three bedroom apartment brings a refreshing sense of individuality to South Woodford living. Set on the third floor, the interiors are full of character, with generous living spaces, a private balcony and a wonderfully varied palette throughout. With George Lane's independent cafés, restaurants and shops close by, as well as excellent connections into central London, there's plenty to enjoy both at home and around the neighbourhood.

REQUEST A VIEWING
0203 3691818











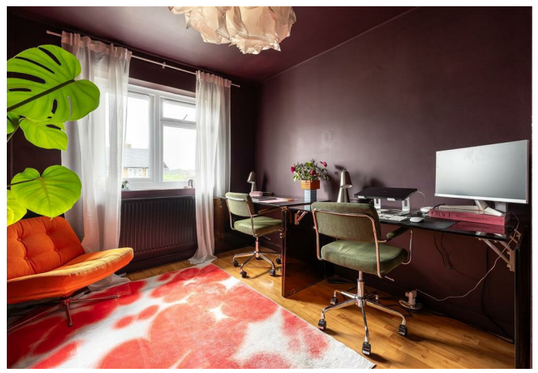



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IF YOU LIVED HERE...

Step inside and you're greeted by a hallway full of personality, with warm terracotta tones, a striking red ceiling and wooden flooring setting the scene. The separate kitchen is a lovely spot for everyday meals, with traditional wood cabinetry, tiled splashbacks, plenty of worktop space and room for a breakfast table. Across the hallway, the reception room makes an equally strong impression, with rich blue walls, wooden flooring and large windows bringing in natural light. There's plenty of space to relax or entertain, while a door leads out to your private balcony, a welcome spot for morning coffee or a little fresh air.

The three bedrooms each have their own distinct style. One is finished in deep blue, with space for a double bed and additional furniture, while another features warm peachy tones and an open clothes rail. The third is currently arranged as a home office, with rich burgundy walls, a bold patterned rug and space for two desks, showing just how versatile the accommodation can be.

Completing the layout is a bathroom with a bath and shower above, finished with neutral tiling and a heated towel rail, alongside a separate WC. There's useful storage within the apartment, as well as a private storage shed for those extra belongings.

WHAT ELSE?

· South Woodford station is a short walk away, offering Central line connections to Liverpool Street, Stratford and the West End. George Lane is equally convenient for everyday shopping and local favourites.
· There's plenty to discover nearby, from brunch at Bobo & Wild and coffee at Bread & Oregano to pottery painting at Creative Biscuit. The Railway Bell is a popular neighbourhood pub, while Roding Valley Park offers a lovely change of pace for weekend walks.
· Families have a good choice of local schools, including Oakdale Infants' School, Oakdale Junior School and Nightingale Primary School, all rated Good at their referenced inspections.



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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