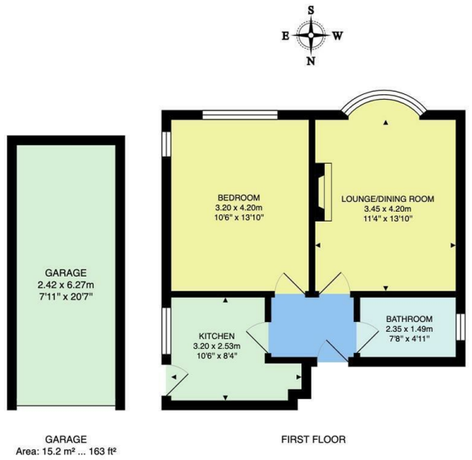


Total Area (Excluding Garage) 44.6 m² ... 481 ft²

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.

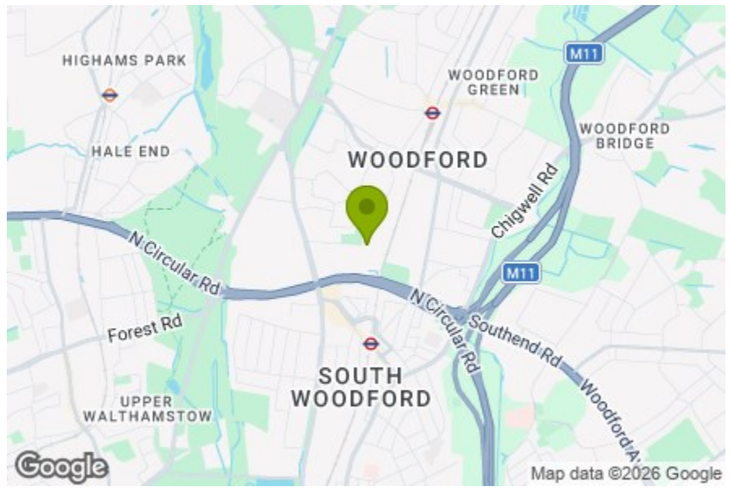
Kitchen
10'5" x 8'3"

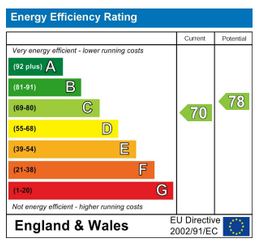
Bedroom
10'5" x 13'9"

Lounge/Dining Room
11'7" x 13'9"

Bathroom
7'8" x 4'10"

Garage
7'11" x 20'6"





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CHURCHFIELDS, SOUTH WOODFORD

Asking Price £280,000 Leasehold

1 Bed Apartment

Features:

- One Bedroom First Floor Apartment
- Garage
- New Refurbished Bathroom
- Communal Gardens
- Churchfields Location/ Short Walk to Cafes & Shops
- Flooded with Natural Light
- Modest Service Charge & Peppercorn Ground Rent
- Long Lease- 162 Years Remaining

This beautifully bright one-bedroom apartment enjoys a quiet position in a leafy part of E18, just minutes from the ancient woodlands of Epping Forest. Inside, the space is just as appealing, featuring a spacious reception and a separate kitchen, while outside you've got private garage and charming communal gardens.

South Woodford station is walking distance, providing easy access to the City via the Central line. Meanwhile, the local area is packed with excellent amenities, so you may find yourself wanting to stay close to home.

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IF YOU LIVED HERE...

You've got almost 500 square foot of space ready to enjoy - and that's not even including the private garage.

As well as being energy efficient, the first floor height ensures plenty of natural light, something you'll really appreciate in your spacious reception room, where you'll also find spotless decor, soft carpeting and a charming fireplace alcove. The separate kitchen is smart and modern, with ample units. The bedroom is bright and immaculate, as is the newly refurbished bathroom, which has an over-tub shower.

Beyond your home, you'll love how this whole area balances rural charm with urban buzz. You'll enjoy being able to stroll to Jones & Son, the sister branch of the renowned Dalston dining hot spot. South Woodford also offers a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, a short walk away from your home.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers.

South Woodford station is less than a mile away, where the Central line can take you to Liverpool Street in just 20 mins.

WHAT ELSE?
- What, you want even more green space? How about Roding Valley Park, home to a glorious nature reserve full of wildlife, all around a mile from your door.
- Your new local? How about The George, a short stroll away, offering a warm atmosphere, friendly staff and a great menu.
- Be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held.



A WORD FROM THE OWNER...

"I've absolutely loved my time living here. The flat has been a wonderful home for me and my daughter — cosy, welcoming, and filled with natural light. I've really enjoyed doing the place up and making it my own, and it's always felt like a calm, happy space to come back to.
The location has been one of the biggest highlights. Being so close to the park has been perfect for daily walks and for my daughter to play and explore. The local school has been fantastic, and having George Lane just a short walk away means cafés, shops, and everything you need are right on your doorstep. The neighbours have also been lovely — friendly, respectful and always willing to help when needed.
Living here has genuinely been a joy, and I hope the next owner loves the home and the community as much as we have."

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