

Bedroom
10'11" x 12'9"

Bedroom
8'11" x 11'2"

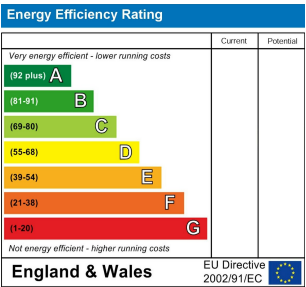
Garden
5'2" x 6'11"

Kitchen
8'10" x 16'6"

Bathroom
5'10" x 9'6"

Reception Room
12'11" x 13'1"

Garden
14'1" x 37'4"



DAISY ROAD, SOUTH WOODFORD

Offers In Excess Of £500,000 Share of Freehold 2 Bed Apartment - Conversion



Features:

- Architect-Designed & Interior-Led Ground-Floor Home, Thoughtfully Extended With A Strong Emphasis On Light, Materiality & Spatial Flow
- Exceptional Rear Living Space Beneath A Dramatic Pitched Roof, With Exposed Brickwork, Timber Beams & Full-Width Glazing Framing The Garden
- Two Thoughtfully Planned Bedrooms, Each With It's Own Distinct Character & Outlook
- Share Of Freehold, Set Within An Attractive Victorian Terrace, Combining Period Architecture With A Highly Individual Contemporary Intervention
- Bespoke Kitchen With Terrazzo Worktops & Splashbacks, Contrasting Dark Cabinetry & Carefully Considered Brass Detailing
- A Secluded Internal Courtyard Introduces Natural Light Deep Into The Plan & Creates An Unusually Strong Visual Connection Between The Kitchen & Bedroom

Set on a quiet residential street in South Woodford, this two-bedroom ground-floor home has been comprehensively reworked by a local architect and interior designer, with a particular emphasis on natural light, materiality and the relationship between the interior and garden.

At the rear, a carefully considered extension introduces an entirely different architectural language to the original Victorian plan. A pitched roof creates a generous sense of volume above the principal living space, while exposed brickwork, timber structure and full-width glazing give the room warmth and tactility. Views are drawn directly towards the south-west facing garden, making the landscape an integral part of the interior.

The kitchen sits immediately alongside, combining dark-toned cabinetry with terrazzo surfaces, brass fittings and finely detailed plywood joinery. A

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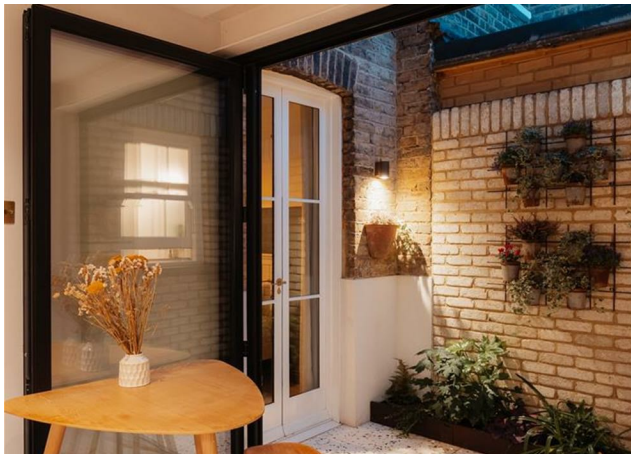
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IF YOU LIVED HERE...

The success of the design lies in the way the original Victorian proportions have been retained while the rear of the home has been opened up and reimagined.

The principal reception room is defined by its pitched ceiling and exposed structural detailing. Timber beams, brickwork and glazing introduce a warm, textural palette, while the height of the space gives the rear of the flat an unexpectedly generous scale. Large glazed openings frame the garden and allow the planting outside to form a continuous backdrop to the living space throughout the year.

The kitchen has been designed as part of the architecture rather than as a separate element. Deep-toned cabinetry is offset by terrazzo worktops and splashbacks, with brass fittings and plywood detailing providing further contrast. Bespoke storage has been incorporated beneath the stairs and throughout the circulation spaces, ensuring the plan remains visually calm and uncluttered.

The internal courtyard is one of the more unusual features of the home. Positioned at the centre of the plan, it draws natural light deep into the interior and establishes a visual connection between the kitchen and second bedroom. Planted and enclosed, it creates a quiet intermediate space between the more traditional front rooms and the contemporary extension beyond.

The two bedrooms have deliberately different characters. The principal bedroom sits to the front of the property, retaining the proportions and bay window of the original Victorian fabric, while the second bedroom enjoys direct access to the courtyard and a more secluded outlook.

The bathroom continues the material approach seen elsewhere, with vertical tiling, terrazzo detailing, brass fittings and a rooflight bringing daylight from above.

To the rear, the landscaped garden has been conceived as a continuation of the living space rather than simply an external addition. Mature planting, established greenery and areas for seating create a private and layered outlook, particularly when viewed through the full-width glazing from the reception room.

South Woodford Underground station and the shops, cafés, restaurants and everyday amenities of George Lane are all within easy reach. Marks & Spencer, Waitrose and the local cinema are close by, while the open landscapes of Roding Valley and Epping Forest provide a marked contrast to the urban convenience of E18.

WHAT ELSE?

- South Woodford station is minutes away, giving you access to the Central line and Liverpool Street in around 20 minutes. Drivers can also reach the North Circular in just



A WORD FROM THE OWNER...

"This was our first home together, and honestly, we couldn't have picked a better spot - even though we barely knew South Woodford when we moved in!

It's that perfect balance of city and green space: 20 minutes and you're in central London, or 20 minutes the other way and you're wandering through the ancient woodland of Epping Forest. Everything you need is right on your doorstep too - real community spirit, great schools, a buzzing high street, cafes, supermarkets, the lot.

But it's the house itself that made it home. The garden became our sanctuary during COVID, and the way the air flows through the house has kept us cool through every heatwave since.

My favourite moment of the day is coming home from work and sitting at the garden table under the grapevine, watching our tomatoes grow. Or opening

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