

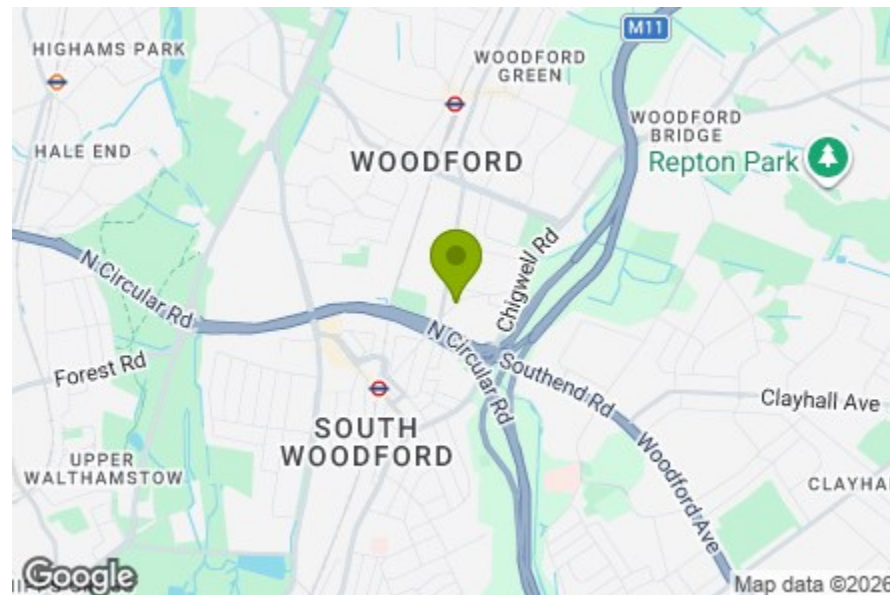


Bedroom / Kitchen / Diner / Lounge  
14'11" x 28'9"

Bathroom  
7'4" x 7'4"

Total Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAYBANK ROAD, SOUTH WOODFORD Offers In Excess Of £215,000 Leasehold 1 Bed Apartment - Studio



### Features:

- Studio Apartment
- Built Two Years ago/ Under NHBC Warranty
- Sleek Finish
- Bright & Airy
- Integrated Kitchen
- Long Lease & Modest Service Charges
- Close to Roding Valley Park
- 15min Walk to South Woodford Station

A smart and sophisticated, beautifully presented, open plan studio apartment with artfully integrated kitchen. Built in 2022 and still under warranty, you'll be impressed by the high quality craftsmanship. George Lane is just a short stroll.

Your nearest station is South Woodford, where you'll find the fast Central line offering direct connections to Leyton in eight minutes, Stratford in twelve and Liverpool Street in thirteen.

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#### IF YOU LIVED HERE...

Your new home is situated in a smart, modern, purpose built apartment block and as you step through your front door you'll appreciate the thoughtful design of your 430 square foot, open plan living area. First you'll find your contemporary kitchen with smoky grey cabinets and drawers, integrated stainless steel appliances and pale engineered hardwood flooring leading you into your dining area. There's a row of custom made, floor to ceiling storage cupboards and two bright windows cast natural light over the whole room.

Accent lighting overhead also enables you to highlight different sections of your home as you wish and curving round the corner you'll come to your generous double bedroom and relaxation area. From here you have direct access to your stylish, sizeable bathroom, the perfect serene place for a long hot soak in the tub or a refreshing rainfall shower, with peaceful smoky grey tilework, glossy chrome fixtures and fittings and a recessed WC and vanity unit.

To get out into nature, you don't have to venture far. Just a three minute stroll will take you to the Chigwell Road entrance to Roding Valley Park, with endless opportunities for exploration North into Epping Forest or South to Wanstead

Park. If you're feeling peckish after a long relaxing walk, then head over to Bobo & Wild, near the station, for a delicious brunch put together from fresh locally sourced ingredients. Or, a little closer to home, there's Luna cafe on the High Road where you can get fantastic Turkish coffee and mouth watering sweet treats.

#### WHAT ELSE?

- In less than a mile on foot you'll find family run Ark Fish, a fish and seafood restaurant serving the freshest catches of the day from local fish markets.
- When exploring Roding Valley Park, it's worth the wander over to the Three Jolly Wheelers country pub where you'll find traditional British plates, cask ales and fine wines all surrounded by exposed stone walls and wooden beams.
- You'll only need to drive two minutes from your door before you reach the arterial North Circular motorway or head off to the coast along Southend Road.



#### 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 favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 ASSISTANT MANAGER

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