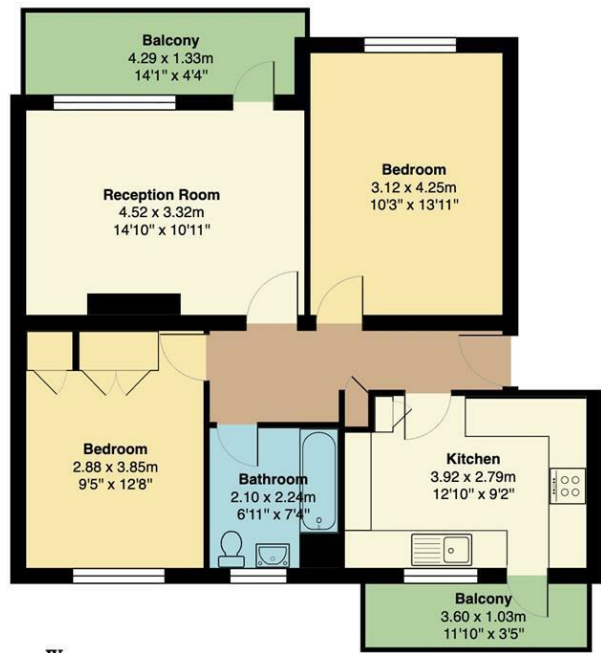




First Floor

Total Area: 64.2 m² ... 692 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Kitchen
12'10" x 9'1"

Balcony
11'9" x 3'4"

Bathroom
6'10" x 7'4"

Bedroom
9'5" x 12'7"

Reception Room
14'9" x 10'10"

Balcony
14'0" x 4'4"

Bedroom
10'2" x 13'11"



RIVENHALL GARDENS, SOUTH WOODFORD

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



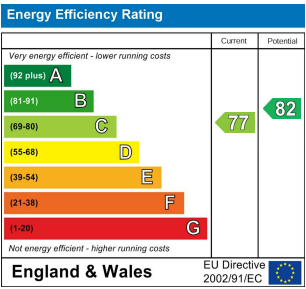
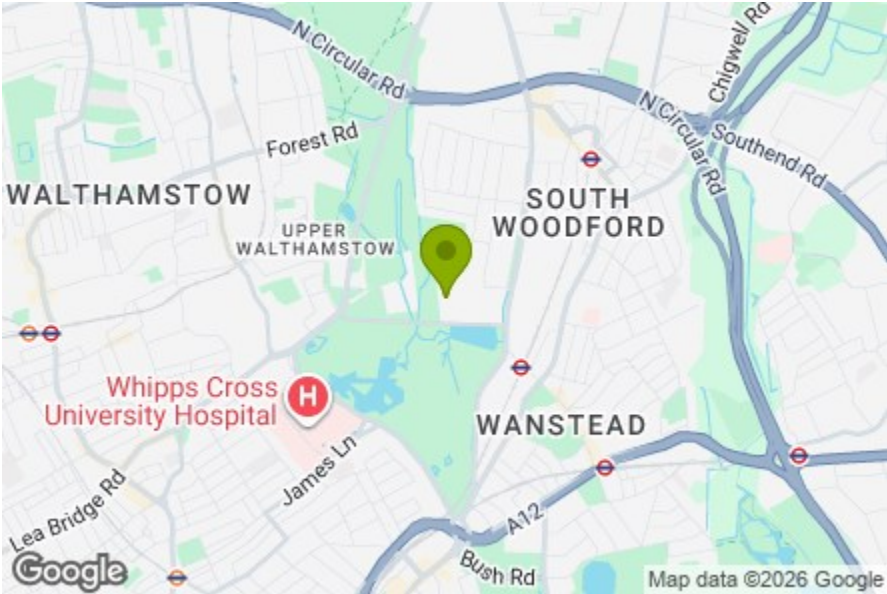
Features:

- Stunning Two Double Bedroom Apartment
- Two Balconies - East & West Facing
- Views Into Woodland
- High Quality Kitchen & Bathroom
- Long Lease & Low Service Charge
- Eclectic Interior
- Quiet Cul-De-Sac Location
- Edge of Epping Forest & Prestigious Firs Estate
- Short Walk to Snaresbrook Station
- Close to Wanstead High Street

This bright and spacious two-bedroom apartment occupies the first floor of a well-kept purpose-built development in a wonderfully peaceful spot on the prestigious Firs Estate, right on the edge of Epping Forest. With two private balconies, vast green views and a stylish interior, there's plenty to love here.

Inside, you'll find well-proportioned rooms, two double bedrooms and a beautifully finished kitchen and bathroom, while the clever layout makes excellent use of the 692 square feet of space.

The location is equally appealing, Snaresbrook station is within easy walking distance, Eagle Pond is nearby too as well as the independent shops, pubs and restaurants of Wanstead High Street. And, of course, the vast green spaces of Epping Forest are practically on your doorstep.



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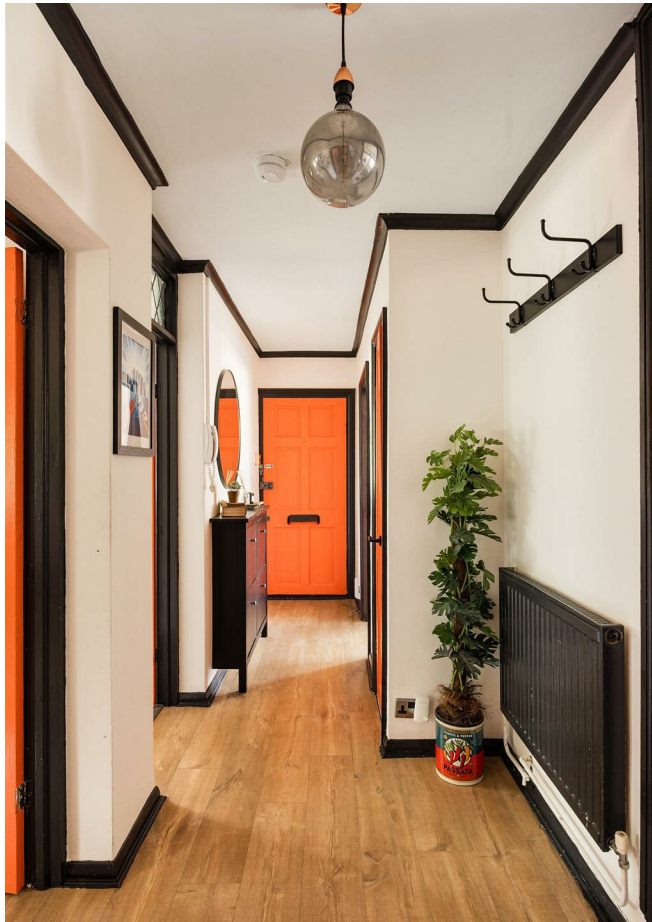
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IF YOU LIVED HERE...

With almost 700 square feet of internal space, this first-floor apartment has a wonderfully comfortable feel, with plenty of room for both everyday life and entertaining.

Your reception room is a bright and inviting space, with doors opening onto one of the apartment's two balconies. There are leafy views towards the Forest beyond, while the interior gives the room plenty of personality. There's space here for both a generous seating area and a dining setup, making it a room you'll use all the time.

The separate kitchen is another highlight, with smart units, quality fittings and plenty of workspace. Better still, it has direct access to the second balcony, so you can step outside with your morning coffee or open the doors when entertaining.

Both bedrooms are generous doubles with thoughtful decor & lots of room for storage, giving you plenty of flexibility whether you need a proper home office, guest room or simply somewhere to escape to at the end of the day. The chic bathroom has been finished to a high standard, while the hallway provides useful circulation space and storage.

Back outside, venture along the edge of the leafy forest to the village-esque hub of Wanstead. With everything from horse riding, farmer's markets, charming pubs and

lush greenery on your doorstep, it's easy to forget that you're only a short hop from central London. Your nearest station is Snarebrook, which is just an 11 minute walk away.

If you want to stay local, though, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppulo Pizza.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an Odeon cinema. Walthamstow is also close to hand, specifically the Wood Street neighbourhood, with its many fantastic gems, from the Indoor Market to eclectic bars.

WHAT ELSE?

-Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a short stroll away. The Duke Wanstead is another great option, and only slightly further. If you fancy a tipple with a view, visit The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is a 12 minute stroll over Hollow Ponds and the perfect place to watch the sun go down.

- Drivers will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.

- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.



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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