



Total Area: 56.9 m<sup>2</sup> ... 612 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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

Current: 66 Potential: 77



## MALMESBURY ROAD, SOUTH WOODFORD

### Offers In Excess Of £425,000 Share of Freehold 2 Bed Apartment - Conversion



#### Features:

- Victorian Conversion
- Two Double Bedrooms
- Ground Floor
- Share of freehold
- Private Garden
- Open Plan Living Space
- Side Access
- Chain Free
- Close to George Lane

A smart and freshly finished, chain free two bedroom apartment on the ground floor of a substantial Victorian end of terrace, with an immaculately landscaped private garden to the rear. All just five minutes from the social hub of George Lane.

The green spaces and varied amenities of Woodford are laid out before you, with Epping Forest and South Woodford tube station both within easy walking distance.

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#### IF YOU LIVED HERE

You'll be stretching out in those generous period proportions with over 600 square feet of living space, while the original architecture features a gorgeous bay window bathing your front master bedroom in natural light. In here, you have dove grey carpeting and simple white walls. Next door, bedroom two's another double, similarly styled with a garden view while moving further in, your family bathroom's finished in slate grey flooring and a peach paintjob,

To the rear you have a wonderfully bright, dual aspect kitchen/lounge of over 200 square feet. The kitchen's decked out in cream cabinets, smoky grey work surfaces and a swing-up breakfast bar artfully divides the space. An oversized set of sliding French doors leads to your rear garden, decked timber steps descending to the zero maintenance length of Tru Lawn, flanked by railway sleeper beds and timber fencing, and ending in a handy shed.

Outside, and you can be exploring the wild natural greenery and wide open expanses of Epping Forest less than five minutes after stepping out your front door. Be sure to head for The Doughnut, a perfect circle of manicured lawn in the heart of the woodlands. Venture further to the North for Walthamstow Forest Park, the rolling hills of Highams Park and the tranquil blue expanse of Highams Park Lake.

#### WHAT ELSE

- South Woodford station, sat in zone four on the Central line, is just a half mile on foot and will get you directly to Liverpool Street in eighteen minutes or Tottenham Court Road in twenty seven.
- Thanks to your end of terrace status, you have all the benefits of being effectively semi detached, including extra peace and quiet and side access.
- George Lane is filled with a wide range of supermarkets, cafes and restaurants, so all your day to day essentials and luxuries are never far away. There's also the historic Art Deco cinema.



#### A WORD FROM THE OWNER....

"Flat/house been part of our family for 3 generations, was brought as a project and converted in to two wonderful flats. Boasting of a grand cellar that would be an amazing addition to the flat, offering so much more space. All our tenants have spent many years here and not wishing to leave. Great garden and is a right sun trap."

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