

Bedroom
11'7" x 11'0"

Bedroom
11'7" x 10'8"

Bathroom
6'2" x 6'2"

Kitchen/Reception room
22'3" x 14'7"

Total Area: 75.9 m² ... 817 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	90
A (92 plus)	76
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

STATION PASSAGE, SOUTH WOODFORD Offers In Excess Of £425,000 Freehold 2 Bed House - Terraced



Features:

- Freehold House
- Two Double Bedrooms
- Modern Build
- Bright & Airy
- Open Plan Living Space
- Stones throw to South Woodford Station
- Close to Amenities
- Immaculately Presented

A gorgeous two double bedroom designer build, moments from South Woodford station. Elegantly arranged across both floors, with a spectacular open plan, skylit and bright first storey, this is camera ready London living at its finest.

Everything here is in pristine order. Engineered hardwood floors flow through the hall, and natural light and privacy alike are maximised throughout, with sleek black framed double glazed windows, glass bricks and multiple skylights.

REQUEST A VIEWING
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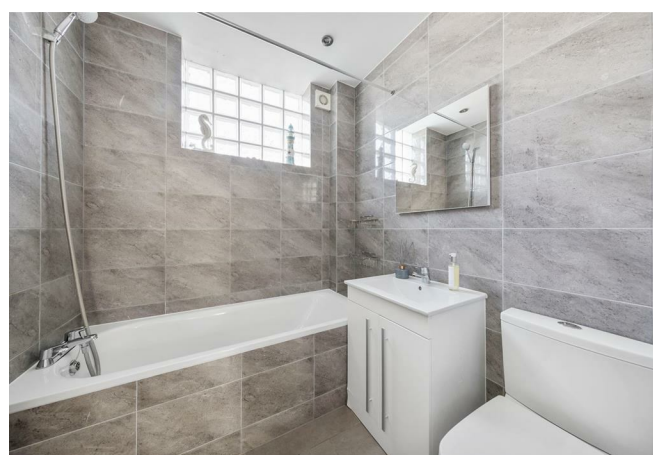
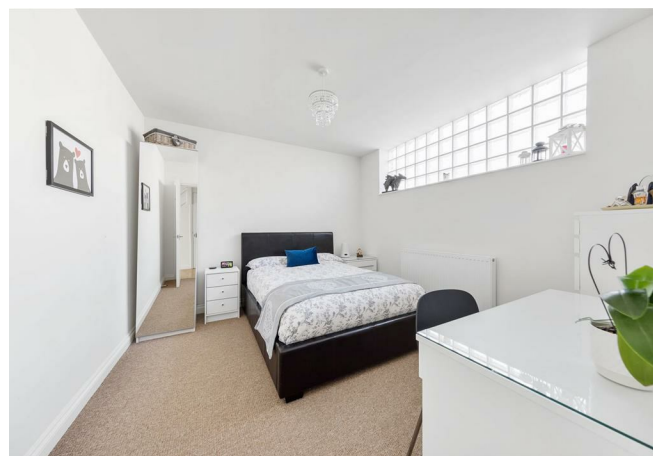
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IF YOU LIVED HERE...

Your two large double bedrooms and bathroom are on the ground floor, with your kitchen reception occupying the whole of the upper storey. Your first bedroom is off your welcoming hallway, with a wall of bespoke mirrored wardrobes, reflecting 130 square foot of space. Next to that is your second bedroom, giving you a similar amount of space to stretch out in. Glass bricks beckon in swathes of natural light combined with perfect privacy.

At the end of the hall is your smoky tiled bathroom, with a sparkling shower over the tub and a designer vanity sink. More glass bricks serve to brighten the space along with recessed lighting. Upstairs you have your reception's amazing space, 330 square foot in all. Your kitchen lies neatly along one wall, with high gloss grey units and white metro splashbacks gleaming discreetly. There's also an invaluable double office and study area off to one side. Ash blonde hardwood lies underfoot and twin windows, plus no fewer than four skylights bathe the space in natural light.

With South Woodford station on your doorstep, you can be at Stratford for shopping at Westfield in ten minutes and at Liverpool Street in twenty. The City's well under a half hour door to door. If you're driving, the North Circular is easy to hop on to. All the amenities and attractions of the area are close at hand if you're staying local. You can be exploring Epping Forest within twenty minutes.

WHAT ELSE?

- Five schools nearby are rated 'Outstanding', including Churchfield Junior and Infant Schools.
- Your new local is The George Woodford, with a great real ale offering and a sunny terrace.
- If you ever crave that big screen experience, the 1930s Odeon South Woodford is under ten minutes from your new home.



A WORD FROM THE OWNER...

"I moved into our property as a single lady and have since got married and had our first child here. We've loved living in our wonderfully spacious, contemporary home and it has given us many happy memories. The layout of the open-plan house allows lots of natural light to come through. Our upstairs living area is bright, spacious and great for entertaining. We have also created a dedicated office space big enough for both of us, which has been a godsend since lockdown!

The location is simply wonderful. The tube is less than a minute's walk away (yet no train noise!) – just perfect when commuting or returning from a night out. Everything you need is right on your doorstep – a superb choice of supermarkets, schools, restaurants, bars, cinema and healthcare facilities are all within walking distance. We've valued being in the catchment area of brilliant schools and nurseries. We have always felt safe due to our lovely community and neighbours.

We are sad to leave all this behind and had no plans to move out, but with another baby on the way, it's time to start a new chapter."

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