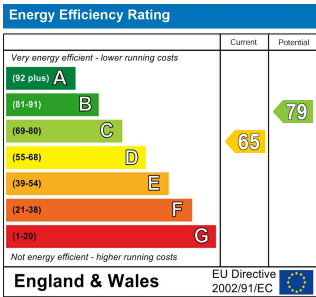




Total Area: 51.5 m² ... 555 ft²

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.



KENWOOD GARDENS, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold 2 Bed Maisonette



Features:

- Ground Floor Maisonette
- Two Double Bedrooms
- Private Section of Garden
- Spacious Living Room
- Beautifully Presented
- 900+ Year Lease
- Close to Station & Amenities

An impressively light-filled two bedroom, ground floor contemporary maisonette, this handsome home is minutes from South Woodford underground. Design and Decor is immaculate and you have your own section of private garden to the rear.

Set back within a tranquil cul-de sac, on arrival you'll be struck by the picture perfect kerb appeal of this well-kept spot. Your location's a winner - close to great transport links and nature, you also have an abundance of shops and eateries on nearby George Lane.

REQUEST A VIEWING
0203 3691818

E11 & E7
hello11@stowbrothers.com
0203 397 2222

E17 & E10
hello17@stowbrothers.com
0203 397 9797

Land & New Homes
newhomes@stowbrothers.com
0203 325 7227

E4
hello4@stowbrothers.com
0203 369 6444

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hello18@stowbrothers.com
0203 369 1818

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IF YOU LIVED HERE...

You'll step, delighted, into your broad hall where handy, separate storage keeps things orderly. To your right, your splendid kitchen charms with ivory units contrasting crisply against placid, lake blue tiles for an elegant aesthetic. Your 165 square foot lounge/diner is a lofty beauty, with gorgeous honey-hued boards underfoot evoking timeless style. Patio doors invite you to your landscaped garden, with plenty of room for entertaining in your South-East facing haven.

Two generous double bedrooms each offer around 100 square feet of serene space in a mix of calming white, mint and dove grey shades. Your windows here benefit from bespoke timber shutters for a high-end feel and there's a wealth of space for wardrobes. Your bathroom is pristine in white, with chic, matt black storage. A shining chrome tower radiator complements a stunning, standalone rainfall shower housed in a curved, high-spec shower enclosure.

The unchanging wild beauty and urban connectivity of South Woodford means your desirable new locale ticks all the boxes for

both city and rural living. Epping Forest is just a stone's throw away, yet you can be Oxford Circus in under thirty minutes. South Woodford also has a thriving restaurant and cafe culture and a beloved Art Deco cinema, for the best of all worlds amid a welcoming, friendly community.

WHAT ELSE?

- You're an amazing three minutes from South Woodford station. From here the Central Line speeds you to Stratford in ten minutes for Westfield, or you can be at Liverpool Street in twenty. Drivers can be on the North Circular in nine.
- You're a seventeen minute wander to the calm of Leyton Flats and tree-lined Eagle Pond for your nature needs.
- Your new local is fourteen minutes away at The Duke Wanstead, voted favourite pub for the area in 2016 by Time Out, for cask ales and first class Sunday roasts.



A WORD FROM THE OWNER.....

"I've very much enjoyed my time in Kenwood Gardens where I've had easy access to South Woodford High Street and to the tube which is just 3 minutes walk away with a direct line into Liverpool Street and central London. Stratford Westfield shopping centre is just 15 minutes away by train. Additionally, there is quick access to the A406, M11 and M25 allowing me to drive in all directions very quickly!

I've made friends with neighbours here and we look out for each other. During the lockdowns this was particularly important. My plan now is to move to join friends at the coast but it's been a difficult decision to leave my flat which has been a really convenient base, easy to run and the sunny garden has been a source of great pleasure."

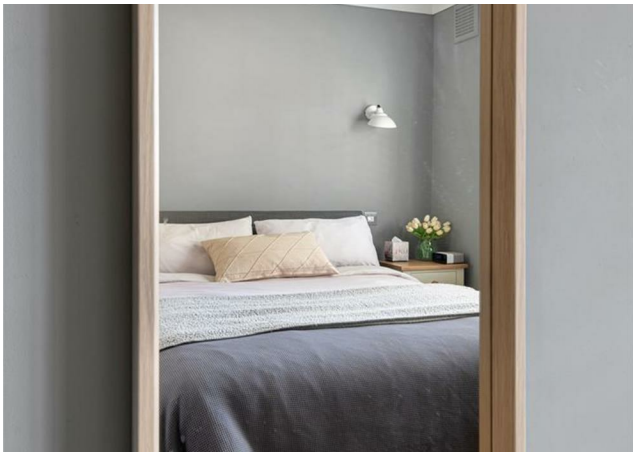
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Garden
22'3" x 21'11"

Hall

Kitchen
7'6" x 8'7"

Storage

Bathroom
5'3" x 6'3"

Bedroom
10'4" x 10'8"

Lounge/ Dining Room
11'0" x 15'5"

Bedroom
8'8" x 10'8"

Storage



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