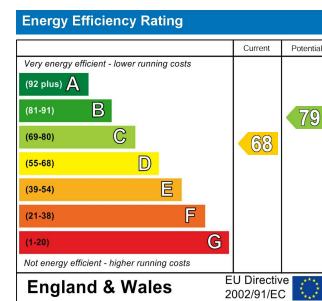




Total Area (Excluding Balcony): 179.8 m² ... 1936 ft²

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.



GLEBELANDS AVENUE, SOUTH WOODFORD

Offers In Excess Of £750,000 Leasehold 5 Bed Maisonette



Features:

- Huge apartment totalling 2000sqft
- Five bedrooms
- Two bathrooms
- Private roof terrace
- Landscaped south-facing garden
- 3 minute walk to South Woodford Station
- All laid out across one floor
- Off road parking
- Amenities on your doorstep
- 200+ year lease

A lovingly finished and gloriously spacious five bedroom apartment with more square footage than you'll find in most local houses, plus off-street parking, roof terrace and rear garden. It's all barely minutes from South Woodford station.

You've a wealth of open natural space at your fingertips too, with Epping Forest, Roding Valley Park, Eagle Pond and Hollow Ponds all within easy walking distance.

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IF YOU LIVED HERE...

You'll be stretching out in a shade under 2000 square feet of living space. Head up your naturally bright entrance stairs and you emerge into the broad hallway, with ornate mouldings and blonde hardwood flooring. The layout grants you plenty of flexibility, with everything leading off that main hall. Want a home study instead of a bedroom? Simple.

Your vast, 450 square foot lounge is immediately to your right. Dual aspect, with a wall-spanning window to the front and a huge set of sliding patio doors to the rear, you have stately mustard walls and honey-hued hardwood underfoot. Those sliding doors bring the outside in, leading out to your equally generous roof terrace, a fully decked 320 square foot affair with leafy views and stairs down to the lushly landscaped private garden.

Back inside, and your two biggest sleepers both come in at around 270 square feet, each naturally bright with a large bow window. Your remaining three bedrooms are all solid doubles, one with a sparkling en suite shower room. Design & Decor is smart and tranquil throughout. Finally, your family bathroom is sizeable and sleek in white and grey, while your kitchen features a wealth of pine cabinetry and stainless steel fittings.

Outside and it's just three minutes on foot to South Woodford tube station, sat in zone four on the central line. From here it's just eighteen minutes direct to Liverpool Street, putting the City less than a half hour away door-to-door. Heading to the West End? Tottenham Court Road is just nine minutes further down the line. Fancy filling your bags? The endless shopping and leisure possibilities of Westfield are just nine minutes away at Stratford. Finally, as noted, you have off street parking, and drivers can be on the North Circular in less than five minutes.

WHAT ELSE?

- If you're staying local, the supermarkets, cafes, gastropubs, restaurants and other attractions of George Lane are on your doorstep, including the Art Deco Odeon cinema.
- You have a huge amount of bone dry, fully boarded loft space spanning the full length of the property. And in yet another nice bonus the 200 year lease won't cause you any renewal worries.
- Local schools are excellent, with five 'Outstanding' primary/secondaries within a mile on foot, and a further four deemed 'Good'.



A WORD FROM THE OWNERS...

"We've loved having Glebelands Avenue as our home for the past 16 years. We were immediately drawn to its size and perfect location. The rooms are light, airy and well-proportioned, the deck makes an excellent entertaining area, and the south-facing garden has been a joy. We've grown Victoria plums, cherries, figs, rhubarb, apples and pears, as well as tomatoes and herbs. We'll certainly miss the Spring parade of flowers in our garden, plus the view from the living room of the two magnificent silver birches.

We have felt very fortunate to have enjoyed such a wonderful, large home so close to everything that London offers. The area is well-cared for, with friendly neighbours and clean streets. Being just a few minutes walk to Sainsbury's, M&S and Waitrose is very convenient. There are lots of restaurants and cafes, a cinema, and some beautiful green spaces, including Hollow Pond and Epping Forest. During lockdown, we explored new walks around Wanstead Flats and Highams Park Lake. Road links are excellent, with access to the M11, M25, A102M and North Circular within easy reach, and we're just a 3-minute walk from South Woodford Tube's Central Line, which can take you to Stratford Westfield shopping centre in 10 minutes and Liverpool Street in under 20. City Airport is 40 minutes away by Tube or a 30-minute drive.

This has been a happy, comfortable home for us for 16 years."

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Lounge/Dining room

23'9" x 19'2"

Roof terrace

20'5" x 16'6"

Bedroom

9'6" x 16'11"

Ensuite

6'2" x 6'0"

Bathroom

10'1" x 9'8"

Kitchen/Diner

16'1" x 13'3"

Bedroom

15'2" x 6'11"

Bedroom

15'2" x 18'4"

Bedroom

8'2" x 9'8"

Bedroom

14'6" x 18'4"

Garden

65'7" x 55'9"



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