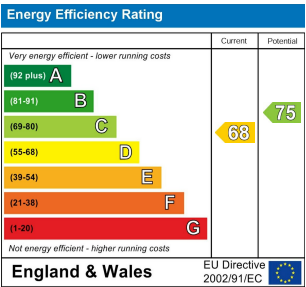


Total Area: 58.3 m² ... 627 ft²
All measurements are approximate and for display purposes only.



MARLBOROUGH ROAD, SOUTH WOODFORD
Offers In Excess Of £400,000 Leasehold
2 Bed Maisonette



Features:

- Two bedroom flat
- First floor
- Prime location
- Period features
- 2min walk to South Woodford Station
- Natural light
- Secure & private
- Council Tax Band C
- 144 Year Lease
- No Ground Rent or Service Charge

This two bedroom apartment is in a fantastic location, just a three minute walk from South Woodford station and all the shopping, leisure and entertainment options of George Lane.

On the first floor of a singular Arts & Crafts style semi-detached house, with its own front door at street level, this property is in excellent condition and has plenty of built-in storage space.

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IF YOU LIVED HERE

You would enjoy being close to the heart of the community, with everything close by and an easy commute to the City or the West End. Living just around the corner from the centre of South Woodford, you could pop out for life's necessities and be home just minutes later.

The apartment is centred around a large hallway and has a great sense of lateral space. With windows in every room and on three sides of the property, it has day-long natural light. Unlike many new build apartments, it has separate living, dining and kitchen areas and a bathroom with a bath and a window.

The east-facing living room at the front of the house enjoys the morning sun through casement windows. It is a large square room, so easy to position furniture in, with the added bonus of a walk-in storage cupboard. The dining area is located on the central landing, providing a useful place to drop your shopping bags at the top of the stairs, and conveniently close to the kitchen. It would also be a great place to work.

The U-shaped kitchen has been carefully designed to optimise the space and aspect, with a range of integrated appliances and leafy garden views through the window above the sink. The black-and-white colour scheme matches the bathroom and adds interest to an otherwise subtly neutral colour scheme.

Sleeping arrangements include a large double main bedroom with bespoke built-in cupboards and garden views and a smaller double to the front of the house.

WHAT ELSE?

- South Woodford is surrounded by green spaces, with Roding Valley Park to the east, Wanstead Park to the south, and the extensive Epping Forest to the west.

- This popular suburb on the outskirts of east London has an increasingly metropolitan feel, with a wide range of shops from independents to high-end high street stores such as Waitrose and M&S Simply Food.

- Public transport links are good; tube journeys to the City take 19 minutes, and 29 minutes to the West End.



A WORD FROM THE OWNER....

"A maisonette with its own front door, the decor is in good condition and the flat has been well maintained. The flat also benefits from loft storage."

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