



Lounge/Dining room
10'5" x 19'10"

Kitchen
6'10" x 7'10"

Storage x3

Bathroom
5'1" x 7'2"

Bedroom
8'10" x 14'4"

Total Area: 49.6 m² ... 533 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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 84 |
| (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 | |



GLEBELANDS AVENUE, SOUTH WOODFORD Offers In Excess Of £240,000 Leasehold 1 Bed Apartment - Retirement



Features:

- Over 55's Development
- Refurbished Condition
- Ground Floor
- Private Entrance
- Direct Access to Communal Gardens
- Communal Day Room
- South Woodford Underground/George Lane Location
- Rear Of Development Wheelchair Ramp

A recently refurbished one bedroom apartment on the ground floor of an elegant over 55s development, situated among well maintained grounds, just off South Woodford's social hub of George Lane. You have your own entrance and private patio.

You have so much open green space within reach here. Epping Forest, Roding Valley Park and the landscaped grounds and playgrounds of Elmhurst Gardens are all within easy walking distance.

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IF YOU LIVED HERE...

You'll be stretching out in your huge, 200 square foot lounge/diner. Design & Decor is smart, neat and neutral, with broad blonde hardwood underfoot and soft off-white walls. French doors lead out to your private patio while floor to ceiling windows let natural light flood in. A great spot for welcoming guests.

Your kitchen's laid open to the lounge and recently finished to a high standard, with sleek, glossy, underlit cabinets, a full complement of integrated appliances and chunky quartz countertops. Elsewhere your bedroom's a brightly appointed double, with floor to ceiling wardrobes, plus there's plenty more storage out in the hallway. Finally your bathroom's suitably stylish, with walk in shower and smart suite.

Outside, and as well as the natural greenery to explore, you have George Lane itself just a couple of minutes from your front door. From supermarkets to

cafes to restaurants, all your day to day amenities are at your fingertips. You also have a good choice of gastropubs from The George to The Railway Bell, bright and friendly with a decent menu. There's even the art deco Odeon cinema, just around the corner.

WHAT ELSE?

- South Woodford tube station is just five minutes away on foot, for direct twenty five minutes runs to Central London.
- There's a large, bright communal day room, great for getting to know the neighbours.
- You have on site parking and drivers can be on the North Circular just minutes.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

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