



## PARK HOUSE, CHURCHFIELDS, LONDON

Offers In Excess Of £335,000 Leasehold  
1 Bed Flat

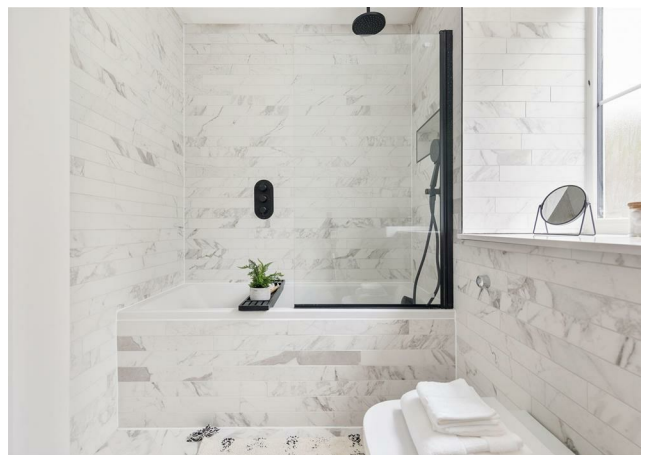
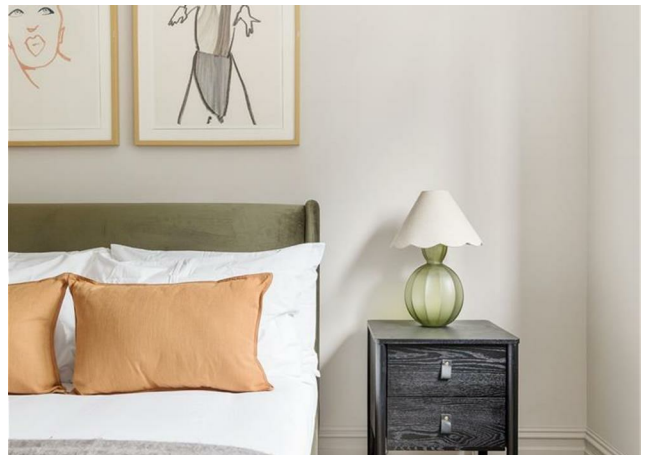


### Featured:

- New Build Home
- 999 Year Lease & £0 Ground Rent
- Private Parking Space with an EV Charging Point
- Walking Distance to Gorge Lane
- Underfloor Heating
- 15 minute walk to South Woodford Central Line Station
- A moments Walk to Churchfields & Elmhurst Parks
- Bike Storage

Park House is an exclusive new build block of just eight distinctive apartments in the highly desirable South Woodford. The apartments combine classic good looks with modern luxury living. The elegant exterior references Victorian architecture, this is echoed in the attractive traditional bay windows and the luxurious interior. Inside the open plan flexible spaces are ideally suited to modern living, with stylish contemporary kitchens and sumptuous bathrooms.

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**Living/ Dining/ Kitchen**

76'1"

**Bedroom**

39'4"

**Bathroom**

17'0"

**Lobby**

20'11"

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## IF YOU LIVED HERE...

You'd enter your apartment through a private front door on the first floor, which leads into a central hallway with doors to all rooms. This not only optimises space within the apartment but also enhances the flow and feel of lateral living. The main open-plan living space is an unusually long room, bathed in natural light from three large windows, and perfectly suited for flexible use. With an L-shaped kitchen, walk-in storage cupboard and dining space at one end, there's lots of room for relaxing or entertaining at the other.

The layout of the apartment has been carefully considered, with the bedroom separated from the living room by the lobby and bathroom, making it a quiet retreat. With a large central east-facing window, ideal for the morning sun, and fitted wardrobe, it has everything you need for a good night's sleep. The bathroom, located off the hallway, has a bath, overhead shower, and a window giving good natural light.

The aesthetic of the apartment brings together the classic and contemporary, with a monochrome palette showcasing black fixtures against a largely white backdrop. The floors in the main living spaces are oak engineered, with ceramic tiles in the bathrooms and carpet in the bedrooms.

All windows are double glazed, with matt black door furniture. The kitchens and bathrooms have a crisp contemporary feel, with a seamless handleless design and integrated appliances (Bosch or similar) continuing the theme of understated quality and elegance.

Outside there's a landscaped garden for residents, and the apartment has an allocated parking space with an EV charging point. There's also a secure covered cycle store.

The apartment will be ready to move into in Q3 2022.



## Word from the Owner

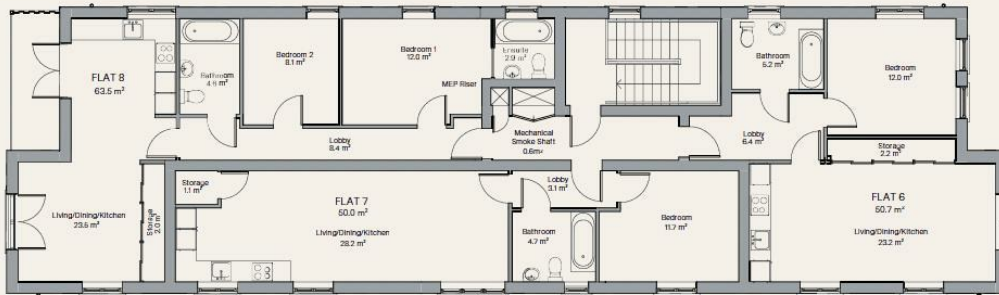
### WHAT ELSE?

You'd be in a prime location between the green spaces of Elmshurst Gardens and Churchfields, and within walking distance of the attractive town centre of South Woodford, with its vibrant mix of independents and national chain stores. The development is conveniently close to the buzz yet hidden away from the hubbub, in a quiet residential cul-de-sac.

Travelling into central London or out of the capital is easy, with a 15 minute walk to South Woodford tube station and journeys of just 18 minutes to the City and 27 minutes to the West End on the Central Line, and excellent road connections. Getting up close to nature is even easier, with Epping Forest and Roding Valley Park both just a kilometre away.

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SECOND FLOOR



FLAT 6

TYPE 1 Bedroom, 1 Bathroom  
TOTAL AREA 50.7 m<sup>2</sup>

**DISCLAIMER**  
Floorplans shown are approximate only. Exact layouts and sizes may vary. Furniture is not included in the sale.

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FLAT 7

TYPE 1 Bedroom, 1 Bathroom  
TOTAL AREA 50.0 m<sup>2</sup>

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FLAT 8

TYPE 2 Bedrooms, 1 Bathroom  
TOTAL AREA 63.5 m<sup>2</sup>

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

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