

Ground Floor

Total Area = 47.5 sq m / 511 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.

Kitchen/ Reception Room  
20'11" x 14'9"

WC

Bathroom

Bedroom  
11'7" x 9'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>	82	82
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	



## EASTWOOD ROAD, SOUTH WOODFORD Offers In Excess Of £315,000 Leasehold 1 Bed Apartment - Purpose Built



### Features:

- Modern One Bedroom Apartment
- Ground Floor
- Air Conditioning
- Additional Separate WC
- George Lane Within A Moments Walk
- Lease Terms 120 Years
- Service Charge £1200 pa
- Ground Rent £300 pa
- Council tax band C

An artfully arranged and elegantly appointed one bedroom apartment, sat on the ground floor of a handsome, brick fronted designer development. All just moments from the heart of South Woodford, for bars, restaurants and transport links.

Not only is South Woodford on your doorstep, you're just fifteen minutes on foot from the wide open greenery of Epping Forest, your perfect natural escape.

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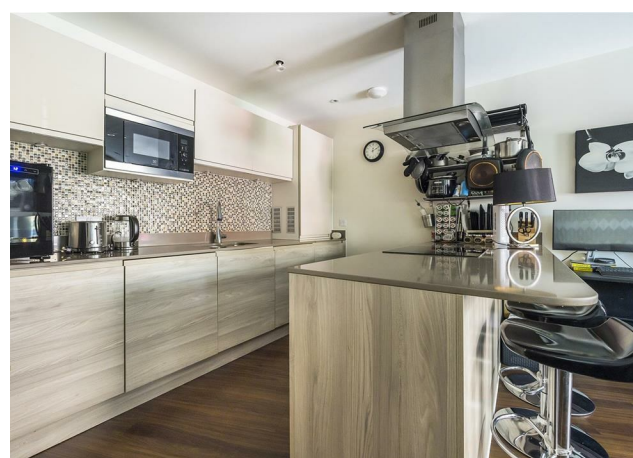
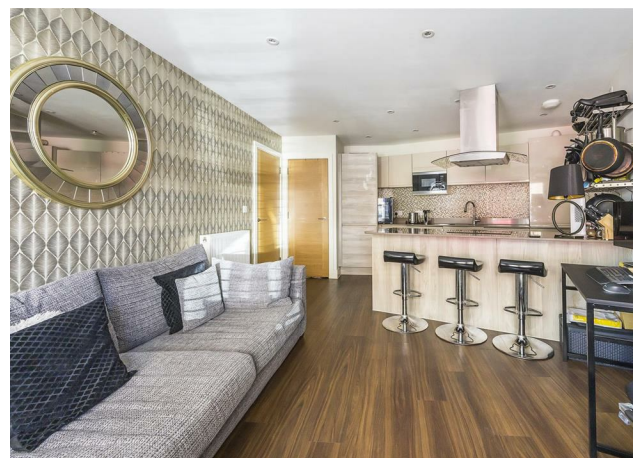
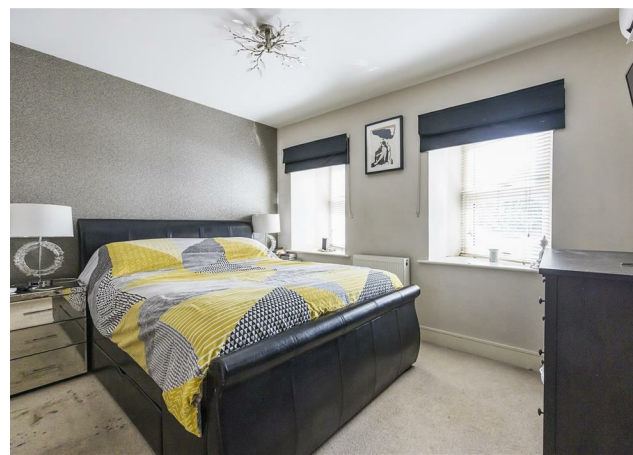
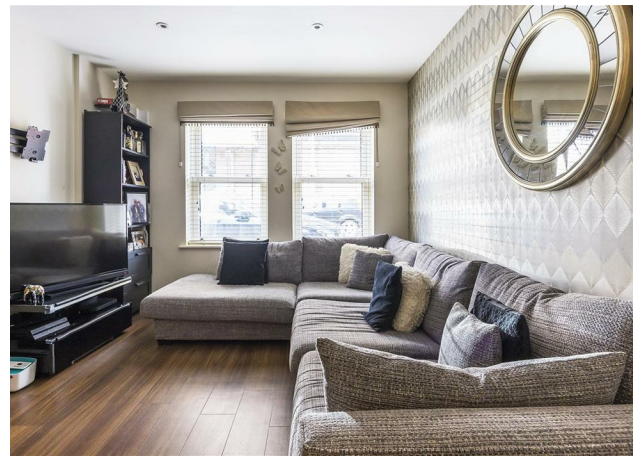
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#### IF YOU LIVED HERE

You'll be stretching out in your vast, 300 square foot kitchen/lounge, luxuriating amongst elegantly realised Design & Decor from front to back. The kitchen area's smartly decked out in smoky timber effect cabinetry and sparkling mosaic splash-backs, with a handy breakfast bar and a full range of integrated appliances. Rich dark hardwood runs underfoot, and into your lounge area, with its own striking statement wall.

Elsewhere your bedroom's a solid, 110 square foot double, with a pair of protruding canted windows, a floor to ceiling fitted wardrobe, statement wall above the bed and an en suite shower room. In here the sleek designer aesthetic continues, with an oversized boutique mirror, ornate floor to ceiling tile-work and a shower over the tub.

Outside, it's just a few steps to George Lane, South Woodford's bustling social hub home to a wide range of bars, supermarkets, restaurants, cafes and gastropubs. A good night out and day to day

to day amenities all right on your doorstep. Whenever you want to venture further afield, South Woodford station is less than five minutes on foot for the central line.

#### WHAT ELSE?

- In a rare but welcome addition, the apartment features air conditioning.
- Sat in zone four, from South Woodford it's just sixteen minutes direct to Liverpool Street, putting the City well within a half hour away door to door.
- You've a spare WC in the hall, a lifesaver on busy mornings.



#### 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.

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!

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