



Ground Floor

Total Area = 59.3 sq m / 639 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.

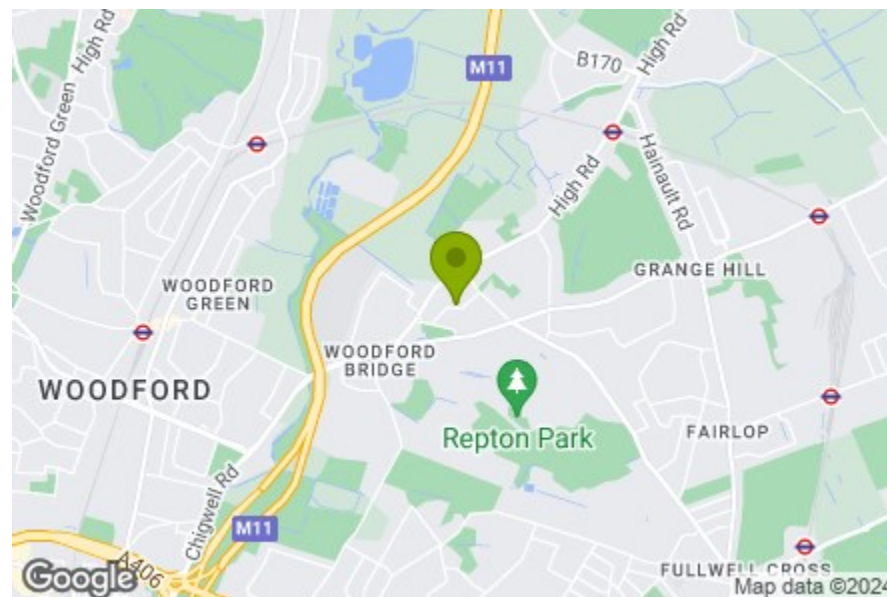
Reception Room
14'4" x 10'0"

Bedroom
13'11" x 10'0"

Bedroom
13'4" x 7'8"

Bathroom

Kitchen
11'2" x 10'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOVE LANE, WOODFORD GREEN Offers In Excess Of £300,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Ground Floor
- Dining Kitchen
- Private Patio
- Double Bedrooms
- Service Charge £504.00
- Ground Rent £10.00
- Chain Free
- 84 Year Lease
- Council Tax Band B

A bright, ornately appointed two bedroom apartment on the ground floor of a smart, contemporary block in Woodford Green. Sat on a peaceful turning just a short stroll from Chigwell Road, you have bustle and peace alike at your fingertips.

There's off street parking and drivers can be on the arterial North Circular in less than ten minutes

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

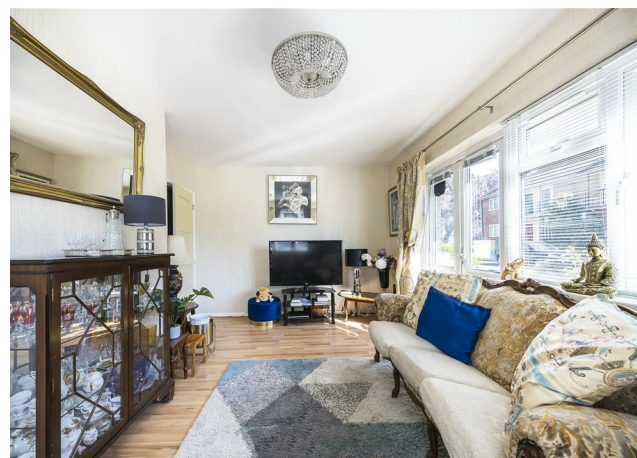
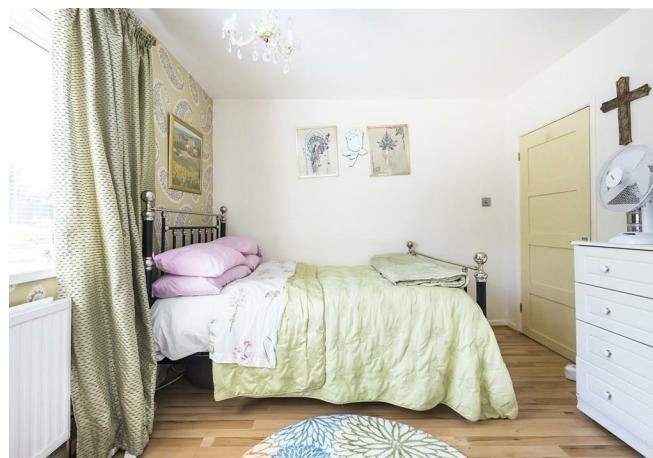
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE

You'll be welcoming guests into your dual aspect, 140 square foot reception room. Pale blonde hardwood floors flow underfoot and it's all awash with natural light. Double French doors lead out to your private patio. Your principal bedroom is next door, an L-shaped double of well over 100 square feet, with statement wallpaper and more honey-hued flooring.

Bedroom two across the way is a similarly-styled 105 square footer, a double sleeper ideal for turning to use as a home working space or nursery. Elsewhere, at 110 square feet your kitchen offers plenty of space for dining, and is smartly decked out in white cabinets and contrasting dark countertops, all home to a full suite of integrated appliances. Finally, your bathroom's fully tiled from floor to ceiling.

Outside and, as noted, the amenities of Chigwell Road are just five minutes from your front door. From cafes to shops and supermarkets, all life's day-to-day essentials are on your

doorstep. You're well-served for open green spaces, too. The Green Flag award-winning Claybury Park is just a half mile on foot, with an outdoor gym and those epic ancient woodlands to explore.

WHAT ELSE?

- Chigwell station is twenty minutes on foot or a mere seven by bike. Sat in zone four for the Central Line, from here you have direct, speedy and regular connections to the City and West End.
- The property is presented chain free, for a hassle free move.
- For your new local, be sure to check out the Crown and Crooked Billet, a much loved, country style gastropub less than five minutes' stroll away.



A WORD FROM THE OWNER.....

"Patricia loved walking her dog in the local area, she felt safe and made many friends in the neighbourhood. The local shops are just a short walk away, the area has great bus routes and the option of using South Woodford or Woodford Stations."

REQUEST A VIEWING
0203 3691818

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM