



Ground Floor

Total Area: 40.8 m² ... 439 ft²

All measurements are approximate and for display purposes only.

Kitchen/Reception room
19'3" x 11'8"

Bedroom
11'5" x 7'8"

Bedroom
8'4" x 6'11"

Shower room



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



STATION PASSAGE, SOUTH WOODFORD Offers In Excess Of £275,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Shared garden
- Close to Tube Station & amenities
- Recently refurbished
- Ground floor
- Private entrance
- Service Charge £773.00 pa
- Ground Rent £300 pa
- 117 Year Lease
- Council Tax Band C

This compact two bedroom apartment is in a fantastic location, hidden away in a quiet mews literally a one minute walk from the centre of South Woodford with its many shops and tube station.

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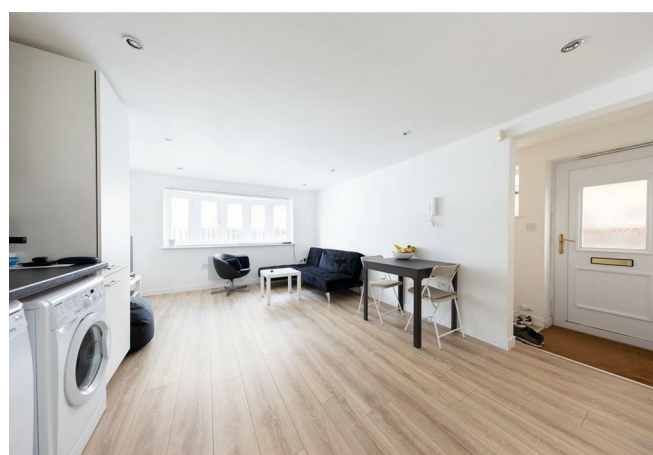
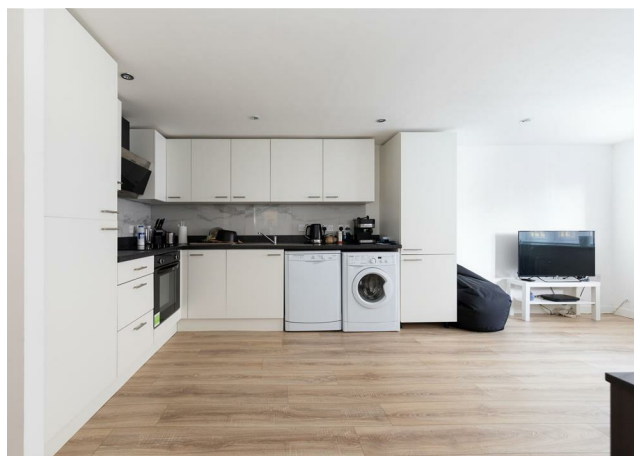
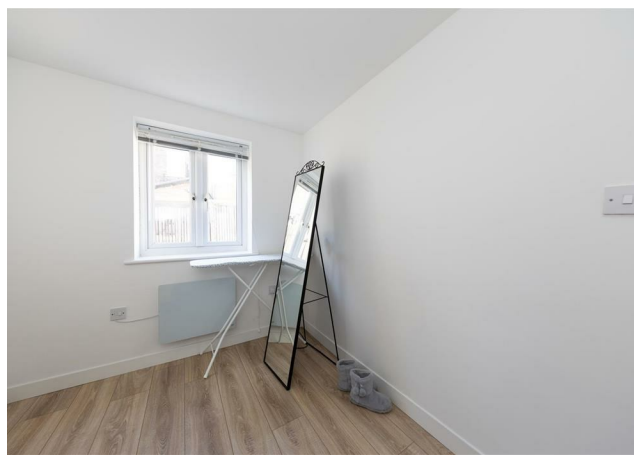
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IF YOU LIVED HERE

You'd love living at the heart of South Woodford, with everything you need nearby, and with an easy commute to the City and West End. Located 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 on the ground floor of a mews house. It has one apartment above, and a shared back garden with side access. The front door is at the side of the property.

No space is wasted inside, with a small entrance hall leading into the large open-plan main living room. This room is almost 20ft long and has an L-shaped kitchen in one corner, leaving plenty of space for a dining table and a lounge area. The fitted kitchen is well-equipped with a range of integrated appliances and matt white wall and floor cabinets. The décor is all-white, and a large east-facing window provides an excellent level of natural light.

Both bedrooms are doubles and have windows with views of the paved rear garden. The second bedroom is a small double room and would make an ideal guest room or workspace.

The shared, paved back garden is a sunny space, with the potential to be developed into a great space for relaxing and entertaining.

WHAT ELSE?

- South Woodford has an increasingly metropolitan feel, with a wide range of shops from independents to high-end high street stores, including M&S Simply Food and Waitrose.

- There are wide open green spaces nearby, with South Woodford surrounded by green spaces, with Roding Valley Park less than half a mile to the east, and Leyton Flats about a mile to the west.

- Transport connections are excellent, with fast, direct Central Line tube journeys to the City (19 minutes) and West End (29 minutes).

- Drivers have easy access around the capital and to the countryside is easy via the nearby North Circular Road and M11, both just a couple of minutes away.



A WORD FROM THE OWNER.....

"convenient location, good underground services, nice local area for schools, walk, shops."

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