



- Kitchen
12'5" x 9'2"
- WC
- Bathroom
- Bedroom
13'3" x 10'11"
- Bedroom
12'1" x 9'1"
- Bedroom
8'4" x 8'10"
- Balcony
5'2" x 8'6"
- Lounge/ Dining Room
12'1" x 15'1"

Total Area (Excluding Balcony): 80.4 m² ... 865 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	82
		EU Directive 2002/91/EC	



CROFT LODGE CLOSE, WOODFORD GREEN Offers In Excess Of £375,000 Leasehold 3 Bed Apartment - Purpose Built



Features:

- Three Bedroom Apartment
- First Floor
- Secure Entrance
- Moments from Woodford Station
- Generous Proportions
- Bright & Airy
- Close to Woodford Broadway
- Private Balcony
- Chain Free

This bright and contemporary three-bedroom apartment is situated on the first floor of a secure block, close to the excellent amenities of Woodford and the sprawling nature of Epping Forest.

As well as offering views from the private balcony, the apartment benefits from having generous proportions and modern decor. That fact that it comes chain-free is another great bonus.

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IF YOU LIVED HERE...

Your sizeable 865 square foot apartment has a fantastic sense of proportion, so you'll enjoy spreading out from the day you move in. The combination of the neutral decor and proximity to nature creates a relaxing mood, but you only have to walk three minutes and you'll be at Woodford station, where you can head into the city swiftly on the Central line.

If you work from home, you'll appreciate that the generous reception room has plenty of space for all aspects of modern living, whether it's working from home or playing with the kids. If entertaining is on the agenda, you'll enjoy utilising the kitchen, which has smart cabinets, integrated appliances and stylish fittings.

The bedrooms are just as immaculate with neutral decor and soft carpeting. One has custom-storage, but you can also find plenty of cupboard space in the sizeable hallway. The WC sits separately to the main bathroom, which brings added convenience - and both have charming tiles and pristine fittings.

Of course, you've got your own balcony to enjoy in warmer months, but if you

want more fresh air, you're within easy reach of Ray Park, Epping Forest and Highams Park.

Woodford Broadway is moments away with its brilliant selection of amenities, including The Broadway Deli & Grocery and The Broadway Fish House. Great times ahead!

WHAT ELSE?

-Your new local is the Rose & Crown, a fantastic pub in a good location where you can enjoy an excellent selection of food and drink. It's just 12 minutes away on foot too.

-Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.

-You've got an excellent selection of sport activities in the area, including Woodford Golf Club, Woodford Bowling Club and The Woodford Wells Club, which has a great gym.



A WORD FROM THE OWNER.....

"A great flat which I have called home for many years. Close to the station and shops, it's a convenient place to live. Having 3 bedrooms and ample storage also is rare for a flat which I loved. I loved living here and love the Woodford area."

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