



CHELMSFORD ROAD, SOUTH WOODFORD

Offers In Excess Of £375,000 Share of Freehold

1 Bed Apartment Features:

- One Bedroom Victorian Conversion
- Ground Floor
- Private Rear Garden
- Share Of Freehold
- Driveway
- Zero Ground Rent / Zero Service Charge
- Large Dining Kitchen
- Fantastic Condition Throughout

A refined and spacious one bedroom apartment with a private, low-maintenance courtyard garden, just a half mile away from South Woodford. Epping Forest is right at the end of your street, so you can stroll as far as your feet will carry you.

Follow in the footsteps of Tudor kings (this was once the favoured hunting grounds of Henry VIII) to escape into the vast greenery. Venture five minutes in and you'll come to the Gypsy Stone, while the blue waters of Oak Hill Pond just beyond are perfect for picnics.



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IF YOU LIVED HERE...

You'll be relaxing in your substantial 180 square foot lounge with a recessed home entertainment nook above a vintage fireplace, and a teal window seat nestled in the tall, arched bay windows. An elegant introduction to your building's fine heritage, the original Victorian architecture has been brought thoroughly up to date while losing none of its original charm.

Next is your 120 square foot bedroom, where gleaming mocha built-in storage sits either side of another nook ideal for a TV, stereo, or artwork, while the ceiling rose and fireplace offer more timeless style. The 130 square foot kitchen/diner is next door and decked out in a white suite of cabinets with a chef's oven, and sky blue letterbox tiling elevating the onyx flourishes. A raised four-person dining bar takes pride of place in here.

To the rear's your bathroom, brimming with boutique chic. A curved, standalone tub and a separate walk-in rainfall shower provide the perfect choice for mornings or evenings, and you also have a vessel sink perched upon a bespoke cabinet. Lastly, head through the kitchen door for your pristine private courtyard. Out

here you have a herb garden already bursting with chives, thyme and rosemary plus an al fresco dining area. A fitting finish.

WHAT ELSE?

- South Woodford tube station, sat in zone four for the Central Line, is just twelve minutes on foot and will get you directly to Liverpool Street in less than twenty. You've a driveway outside and both the North Circular and M11 are reachable in five minutes.
- Local social hub George Lane is even closer and home to cafes, gastropubs, restaurants and even an Odeon cinema, housed in a delectable Art Deco building.
- The Toning Ground is just three minutes' walk from your front door and offers training sessions for women using a combination of HIIT and Functional Training.



A WORD FROM THE OWNER...

"I initially rented in South Woodford for 4 years before deciding I had found the place I wanted to settle. I bought my flat almost 10 years ago and fell in love with it as soon as I walked through the front door, a perfect mix of traditional and modern. It had just been completely renovated when I bought it, so I haven't had to do much apart from hunting down the perfect reclaimed Victorian cast iron fireplace sympathetic to the year when the property was built and type of property. I've thoroughly enjoyed my time in South Woodford, which really does give you the best of all worlds - 20 minutes on the tube into the City for work and only another 10 to the West End and all that has to offer, while Epping Forest is right on the doorstep for fresh air, weekend strolls and bike rides. And if you are a foodie like me you will also be spoilt for choice with so many great cafes and restaurants of all price ranges in the area. I will be sad to leave, but the time has come to go back to my roots and find and fall in love with a new home closer to my family in Kent."

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Reception Room

15'8" x 13'7"

Bedroom

12'0" x 10'0"

Kitchen / Diner

14'9" x 9'9"

Bathroom

9'9" x 5'9"

Garden

19'8"



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