



Lounge / Dining Room
16'11" x 14'0"

Kitchen
5'8" x 10'7"

Study
10'7" x 4'0"

Bedroom
7'11" x 12'11"

Storage
7'11" x 3'10"

Bathroom
4'7" x 9'3"

Patio
approx. 16'4" x 9'8"

Total Area (Excluding Patio): 52.8 m² ... 568 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	77	77
(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	

CHURCHFIELDS, SOUTH WOODFORD Offers In Excess Of £280,000 Leasehold 1 Bed Apartment



Features:

- 174 Year Lease On Completion
- One Bedroom Apartment
- Low Rise 1980s Development
- Ground Floor
- Private Patio Leading To Gardens
- Separate Study Area
- Recently Refurbished
- Communal Parking

A characterful one bedroom apartment on the ground floor of a low rise 1980s block in South Woodford. Here you have a south-facing patio, lush communal garden and residents' parking, with superb amenities and transport links nearby.

It's a fifteen minute walk or six minute cycle to South Woodford station. From here the Central Line will whisk you to Liverpool Street in twenty minutes or Stratford (for shopping at Westfield) in ten.

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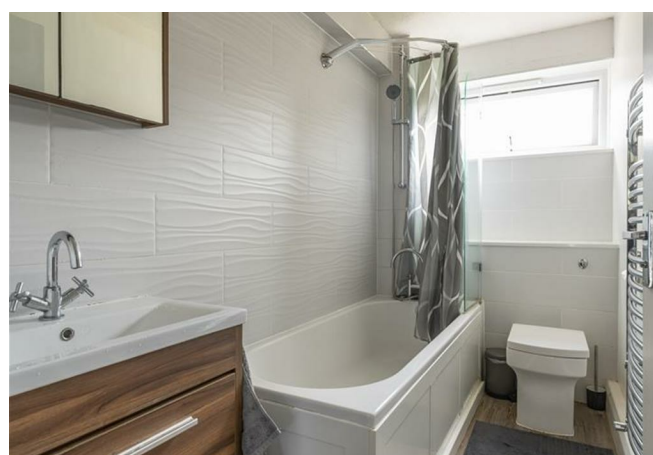
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IF YOU LIVED HERE...

You'll be relaxing with in your 225 square foot lounge with streams of south-facing light pouring in via floor to ceiling windows, glossy grey laminate underfoot and plenty of space for dining. Your kitchen sits to the right, decked out in elegant cream cabinets contrasting with a distressed brick backsplash to fine effect. To the rear you have a handy home working space looking out over your patio.

Step out here for a pristine, barbecue-ready outside space. Whether you're soaking up the sun or supping a mocktail, it's a pleasantly private spot with views out over your lush communal gardens and nothing but mature foliage across the skyline. Back inside and your bedroom comes in at 105 square feet with some handy built-in storage. Lastly, your bathroom's home to a shower over the tub, cisternless WC and heated towel rail.

Outside and if it's fresh air you're craving then both Churchfields Recreation Ground and Elmhurst Gardens (a green flag

award-winning park with two tennis courts and a wildflower area) are moments away. If you really want to stretch your legs then Roding Valley Park's half a mile away to the east and the wild greenery of Epping Forest a stretch further west. Follow the River Ching north from here through Highams Park, past Hatch Forest and Whitehall Plain all the way to Grimston's Oak, reckoned to be 350 years old and standing in breathtaking woodland.

WHAT ELSE?

- It's a twelve minute walk to our bustling hub of George Lane, with the Odeon Cinema for film buffs, plus a fine range of restaurants, supermarkets, bars and gastropubs.
- Date night? Head to Grand Trunk Road (named after Asia's longest road, running from Bangladesh to Afghanistan) for delectable Indian cuisine with Masterchef Professional regular Rajesh Suri at the helm.
- Drivers have off road parking and can be on the North Circular in four minutes and the M11 in six. The A12's just a twelve minute ride away too, your direct route to the sandy climes of Southend-on-Sea via the A127. Sea and sunsets await!



A WORD FROM THE OWNER...

"We absolutely love the flat and have had some of our best times living there. Located in the beautiful and quiet Churchfields. The flat is a short walk to parks on both sides. The station is also close by, as well as all the shops, cafes and restaurants. We welcomed our daughter in the flat and lived there until she was 2 years old. When I went back to work, I worked from home in the terrace/office space. Although one bedroom, the flat is very practical and has all necessary features a couple or even a young family might need. Being on the ground floor makes it easily accessible (from main entrance and back entrance). The patio and the communal garden were the gem of the flat for us. Although it is communal garden, it is closed from both sides and unless you live in the building, you would not know that there is a garden there, it is quite private. Due the way it is shaped, all neighbours that have patio and direct access to the garden, use it is their own garden. It is gorgeous flat which we will miss and we hope someone else will enjoy it and build their life here."

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