

Garden
26'2"

Reception Room
16'3" x 11'11"

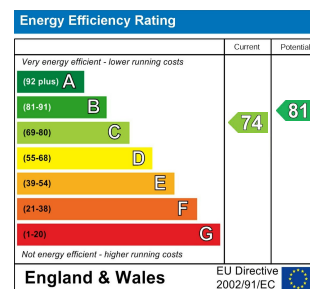
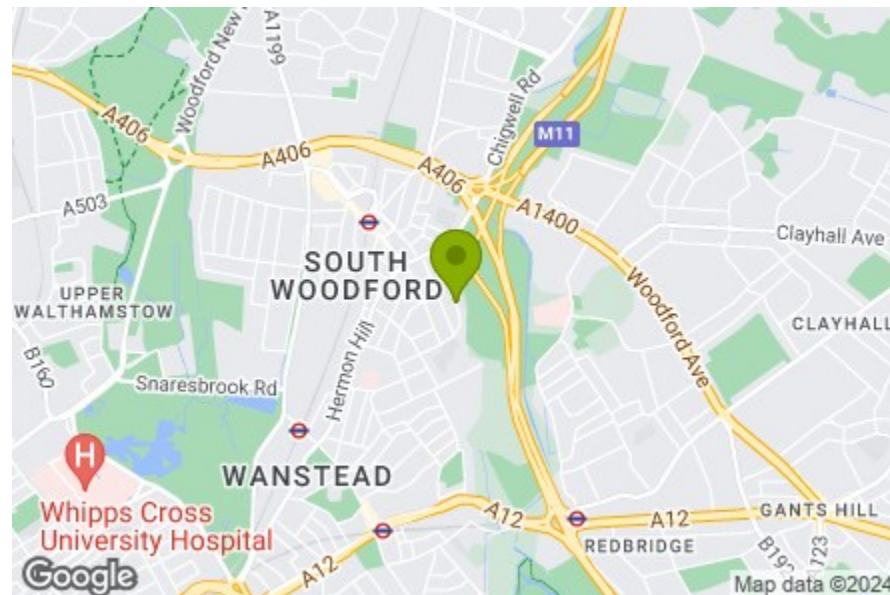
Bedroom
12'6" x 10'6"

Bedroom
12'5" x 10'9"

Bathroom
7'9" x 6'2"

Kitchen
8'10" x 8'6"

Total Area: 60.2 m² ... 648 ft²
All measurements are approximate and for display purposes only.



ONSLow GARDENS, SOUTH WOODFORD Offers In Excess Of £400,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- First Floor Maisonette
- Two Double Bedrooms
- Private West Facing Garden
- Recently Refurbished
- Original Parquet Floors
- Close To Station & Amenities
- Entrance To Roding Valley on Your Doorstep
- Bright & Airy
- Long Lease

This two bedroom purpose built apartment is located on the first floor of a substantial 1930s property in a popular South Woodford street just moments from Roding Valley Park, and close to the shops and tube station. With its own private west-facing garden and lots of lovely original features, this is a fantastic flat in a first-class location.

REQUEST A VIEWING
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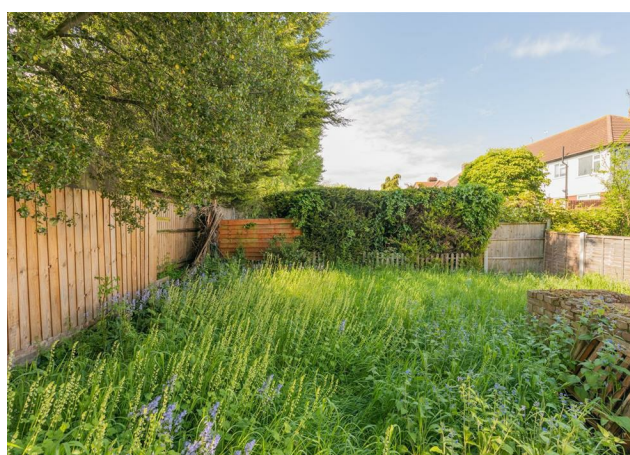
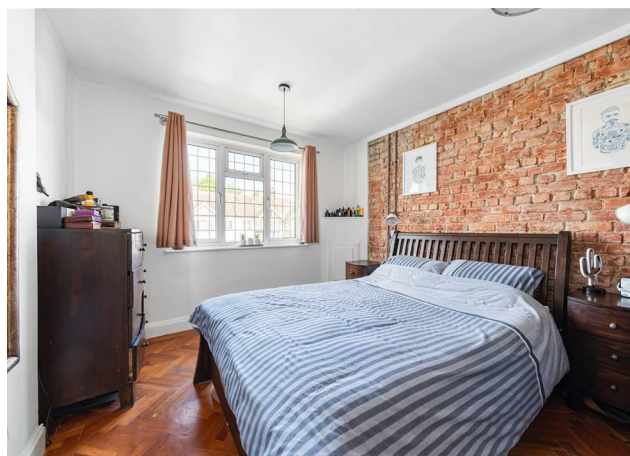
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IF YOU LIVED HERE...

You'd appreciate the light and airy ambience and spacious rooms, all of which have large, double-glazed windows. The apartment has been completely refurbished and combines charming original features with contemporary fixtures and fittings and a touch of industrial chic. Fabulous parquet floors are perfectly complemented by exposed brick walls and loft-style surface mounted switches and light fittings.

The living room at the front of the property epitomises modern warehouse style and has a large east-facing bay window that's perfect for sunny breakfasts. There's plenty of room here for sofas too, and for shelving in the alcoves to either side of the feature brick fireplace.

The kitchen opposite has stunning industrial style floor cabinets with space for matching freestanding appliances. White wall cabinets complete the eclectic look, and a west-facing window above the sink provides leafy garden views and afternoon to evening sun.

The two double bedrooms are a similar generous size, with room for large double beds, bedroom furniture and desks, and both have lovely leafy views.

The bathroom is decorated in a smart monochrome palette; it's mainly tiled and has a

bath with an overhead shower and glass screen and a freestanding washbasin and WC. An opening window provides lots of natural light and ventilation.

Outside, the property is set back from the road with a shared front garden, central front door and communal entrance hall. The large west-facing rear garden is divided into four sections, one for each of the four apartments in the building. The private section for this apartment is approximately square and 26 ft long. It's all lawn at the moment but has great potential to be a fantastic private outdoor space, with an open aspect and lots of surrounding greenery.

WHAT ELSE?

- The property is ideally located just moments from open green space and within easy walking distance of central South Woodford and the tube station.
- Nearby George Lane is the centre of the thriving South Woodford neighbourhood. It has a wide selection of high street chains such as M&S and Waitrose, as well as local independents, a cinema, library, and gym.
- Transport links are excellent. South Woodford station, just 10 minutes' walk away, is on the Central Line, with fast direct journeys to Stratford (2 minutes), the City (18 minutes) and the West End (27 minutes). The M11 and North Circular Road are less than a five minute drive.
- The property is literally one minute from Onslow Gardens which is part of the 47-acre Roding Valley Park. This green space has a large central area, with woodland to one side and is a great place to exercise, unwind and relax.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need."

BEN CHARLETON
ASSISTANT BRANCH MANAGER

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