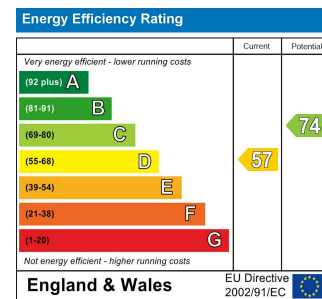
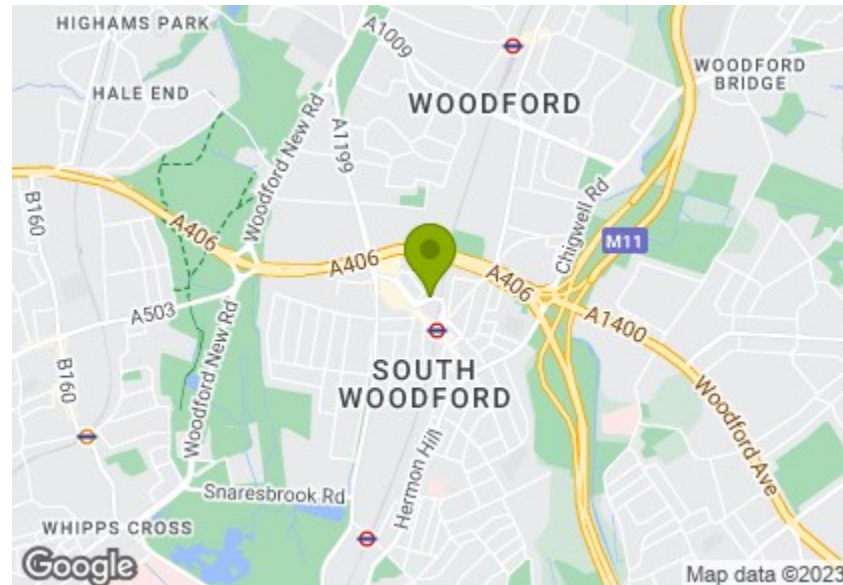




Total Area (Excluding Eaves Storage): 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup>

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.



## EASTWOOD ROAD, SOUTH WOODFORD

Offers In Excess Of £625,000 Share of Freehold

### 3 Bed Apartment - Conversion

- Features:**
- Edwardian Conversion
  - First Floor & Loft
  - Three Bedrooms
  - Two Bathrooms
  - Large Private Garden
  - Beautifully Presented
  - Spacious & Bright Living Space
  - Prime South Woodford Location
  - Double Glazed Sash Windows

A spacious, bright and substantial three bedroom apartment, laid out over the top two floors of a contemporary Edwardian semi detached. Complete with private garden, it's all ideally placed just moments from George Lane and South Woodford tube.

You have an enviable suite of living spaces behind that handsome brick frontage, including generous entrance hall, twin bathrooms and plenty of storage.



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### IF YOU LIVED HERE...

You'll head inside via your broad hallway, plenty of incidental space in here for bags and coats. Pad upstairs past smokey grey walls with soft carpet underfoot, and your striking reception is the first port of call. Totalling a shade under 300 square feet, even for a house these proportions would be palatial, with dark engineered hardwood flooring underfoot and that huge box bay window casting plenty of natural light throughout.

Across the hallway you first bedroom's a generous single, ideal for a home office or nursery, and your kitchen/diner's immaculately attired in soft grey cabinetry, with tower radiators, integrated appliances, chunky worktops and a Dublin sink. Next door your first bathroom's suitably chic, with marbled tiling from hip to floor and ceiling to tub, the tub sat below a rainfall shower with secondary headset. Your second sleeper completes the first floor - a generous double with its own bay window framing lush garden views.

And what a garden it is - accessed by a private side entrance, your lengthy decked pathway emerges on to a lush, secluded length of

lawn surrounded by timber fencing. It all ends in a substantial decking area, perfect for dining al fresco, with bespoke seating. Barely overlooked apart from mature greenery. Back inside and up to the smartly converted loft suite for your generous third sleeper, with plentiful fitted storage, skylit home working area and a lovely en suite bathroom with freestanding tub.

### WHAT ELSE?

- Outside and, as noted, you're less than five minutes from South Woodford tube. From here it's just eighteen minutes direct to Liverpool Street, putting the City less than half an hour away door to door. Heading to the West End? Tottenham Court Road is just nine minutes further.
- Woodford's social hub of George Lane is closer still, and home to an ever evolving range of independent cafes, gastropubs and restaurants, as well as all your day to day amenities.
- If it's nature you're craving then the vast greenery of Epping Forest is just a fifteen minute stroll away (or seven by bike).



### A WORD FROM THE OWNER...

"The best location I have ever lived in. I will never take stepping out onto the high street to grab a coffee for granted. We have the most amazing neighbours who have created such a gorgeous community to live amongst. The outside space has been the most fun for entertaining and hosting BBQs. We have been so lucky to live here, an absolute gem of a maisonette that's the size of a family home!"

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**Hall**  
4'9" x 15'6"

**Reception**  
19'7" x 14'11"

**Bedroom**  
6'8" x 9'6"

**Kitchen / Diner**  
11'1" x 12'9"

**Bathroom**  
7'5" x 7'4"

**Bedroom**  
10'11" x 11'11"

**Bedroom**  
15'8" x 12'11"

**Ensuite**  
8'11" x 4'3"

**Garden**  
approx. 47'10" x 24'1"

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