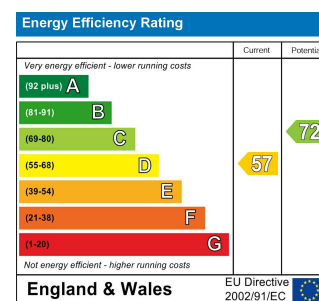


Total Area: 80.2 m² ... 863 ft²

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.



WOODLAND ROAD, CHINGFORD

Offers In Excess Of £450,000 Share of Freehold

3 Bed Maisonette Features:

- Three Bedroom Maisonette
- Arranged Over Two Floors
- Short Walk to Chingford Station
- Quiet No Through Road
- Short Walk To Epping Forest
- Share of Freehold
- Circa 862 Square Foot
- Close To Local Amenities
- No Service Charge

A brilliantly bright, artfully arranged and characterful appointed three bedroom apartment, laid out over the top two floors of a glorious period conversion, just half mile on foot from Chingford station and the open greenery of Epping Forest.

Your new home is enviably sat on a tranquil, leafy no through road, with the peace and quiet of Chingford all about.



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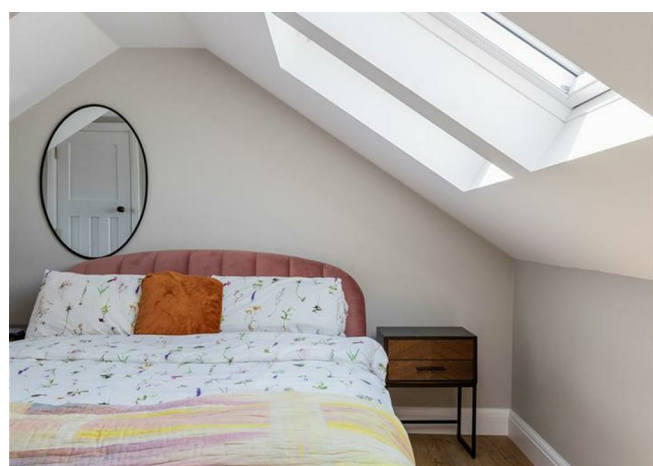
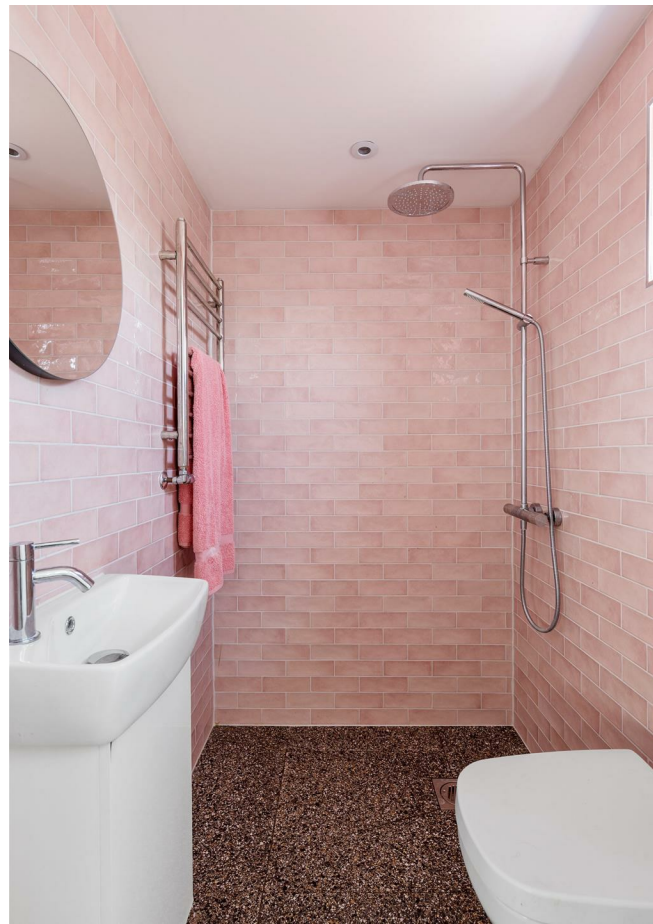
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IF YOU LIVED HERE...

You'll have over 850 square feet of space to stretch out. Step off your landing and you immediately arrive in your ingeniously open plan, 300 square foot lounge/kitchen. With skylights overhead and that tremendous 1930s bow window (dressed in classic timber shutters) to the front, this feels like a centrepiece more at home in a house than an apartment, with a wonderful sense of space.

Ash blonde engineered hardwood runs underfoot, while rich dark cabinets delineate the kitchen area and a matching, substantial chef's island/breakfast bar takes centre stage under a complementary extractor fan, all elegantly zoning the space. Off the hallway you have a pair of sizeable double sleepers either side of your family bathroom. This is an elegant affair dressed in a chic mix of turquoise metro tiles and smoky over sized wall tiling, plus there's a rainfall shower over the tub.

Head up your stately forest green staircase past some ingeniously fitted storage and your converted loft suite will once again make you forget you're in an apartment. More blonde hardwood runs underfoot, you have more elegant storage solutions scattered

about and there's over 100 square feet of space, dual aspect between the rear window and skylights to the front. Finally, the en suite shower room provides the perfect final touch, finished in rose pink letterboxes from floor to ceiling.

WHAT ELSE?

- As noted, you're barely ten minutes on foot from Chingford overground, for direct twenty seven minute runs to Liverpool Street. Alternatively just ride three stops and nine minutes to Walthamstow Central for a quick swap to the Victoria line.
- The 'Outstanding' St Mary's Catholic Primary School is less than five minutes walk away. You'll find a further five primary/secondary schools, all rated 'Outstanding' or 'Good' less than a mile away on foot.
- Epping Forest is practically on your doorstep, but you also have Pimp Hall Park and Nature Reserve just ten minutes away, with playgrounds and forest walks.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?"

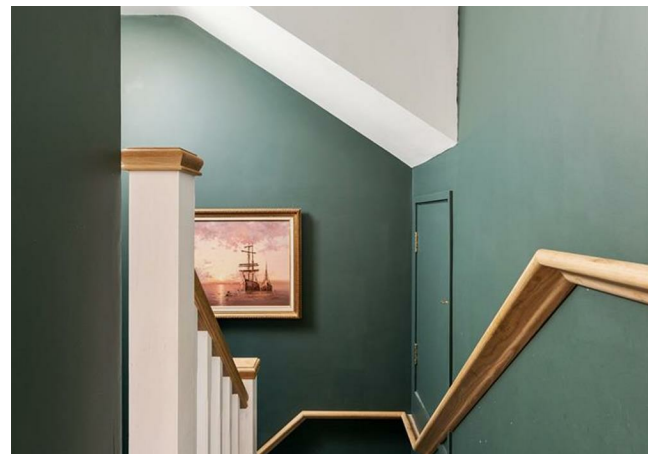
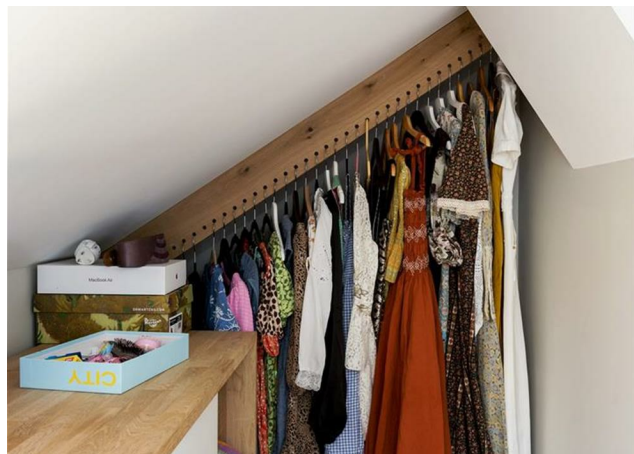
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Kitchen / Dining Room / Lounge

16'2" x 20'0"

Bedroom

10'4" x 6'5"

Bathroom

5'8" x 5'5"

Bedroom

11'7" x 9'5"

Bedroom

16'3" x 16'3"

Ensuite

4'11" x 4'0"



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