

Reception Room  
11'0" x 14'9"

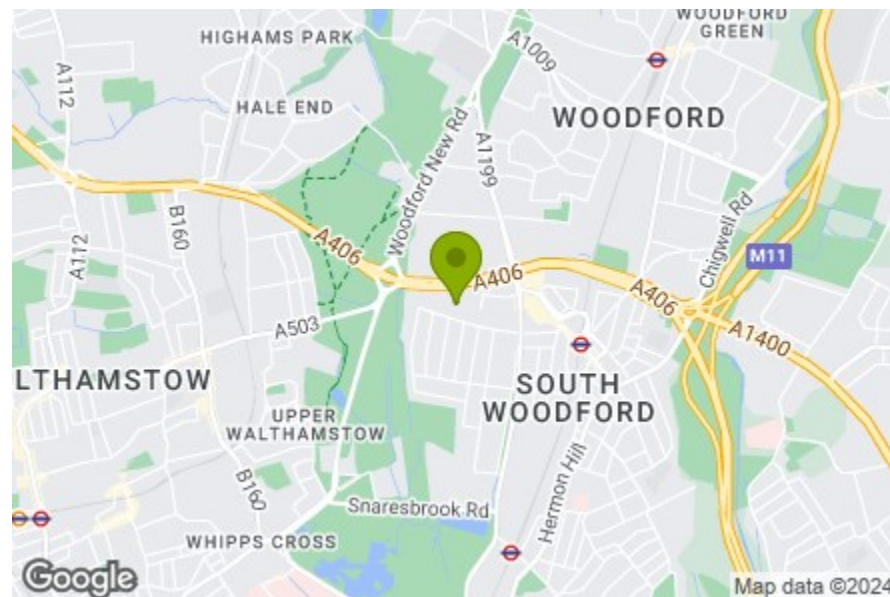
Kitchen  
9'8" x 6'8"

Bedroom  
9'1" x 12'1"

Bathroom  
9'1" x 12'1"

Total Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 63                      | 68        |
|   |   | EU Directive 2002/91/EC |           |



## GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £270,000 Share of Freehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- First floor
- Garage
- Communal garden
- Share of freehold
- Big windows offering natural light
- 10min walk to station & shops
- Well presented

A bright, perfectly formed one bedroom apartment in South Woodford. In excellent decorative order throughout, this superb suburban pad has Epping Forest on the doorstep as well as being just over half an hour from the City door to door.

On the first floor of this brick fronted development, your new home has so much to enjoy. As well as the handy location making it ideal for the tube commute, it comes with its own garage, so no more searching for that elusive parking spot. You'll also have the run of the communal gardens, giving you calming green space without the maintenance.

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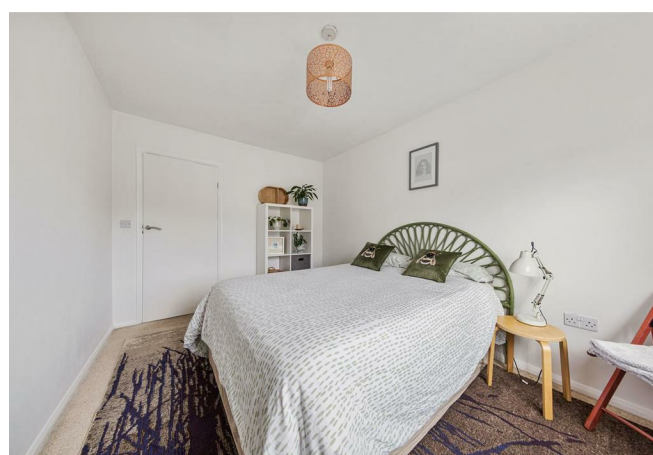
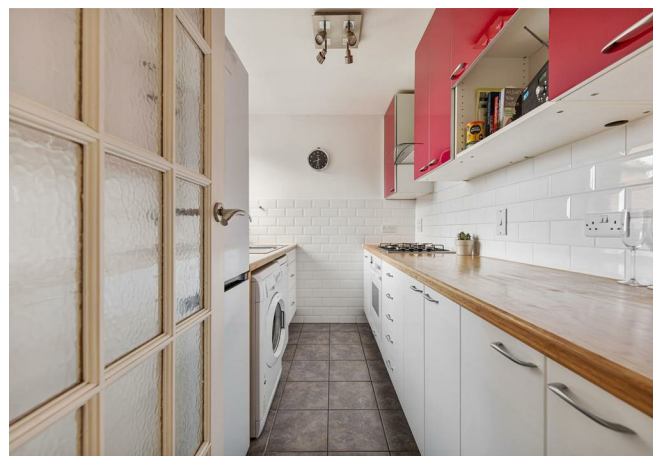
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#### IF YOU LIVED HERE...

Head up to the first floor, step into your hallway, and turn left into your delightful kitchen. There are plenty of two tone units, with scarlet cupboard fronts complementing the simple white, and metro tiled splashbacks. The sink sits under the double glazed window within a wood worktop.

Your hallway opens up into your reception, a bright and versatile 155 square foot space. White walls reflect the abundant natural light, and engineered flooring lies underfoot. A door opens onto your second hallway, which leads to your 110 square foot bedroom. Opposite you'll find your bathroom, another bright white room with vanity sink, mirror cabinet, and shower over the tub.

It's under a quarter of an hour on foot to South Woodford for the Central Line, taking you to Liverpool Street in twenty minutes or Stratford in just under ten. All the amenities you need sit around the station. The North Circular is close at hand if you're driving,

making it easy to get around town and out of it too. If you want to get close to nature, Epping Forest is just a six minute walk away.

#### WHAT ELSE?

- Your new local is The George, with a tempting range of real ales ready to enjoy on the sunlit terrace.
- Pop down to the Art Deco gem that is Odeon South Woodford whenever you feel like taking in a blockbuster on the big screen.
- Wanstead High Street is well worth the stroll of a weekend, for a bustling array of independent wining and dining establishments. Around twenty five minutes on foot.



#### A WORD FROM THE OWNER...

"The coated bamboo flooring is eco-friendly and still looks fresh after 12 years, as does the flat in general. It has a large living area for the size of property, so great is for entertaining. Amenities are so close and there is good variety of shops and restaurants such as Waitrose, M&S and Sainsbury's. The Central Line is close for easy reach to the city. Epping Forest is nearby, perfect for walks, bike rides & fresh air! We have friendly neighbours too! We love the sunshine that comes through the kitchen and bathroom windows. Having a garage is great- never have to scrape ice or snow off your car. Combined with loft to offer a plethora of storage space."

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