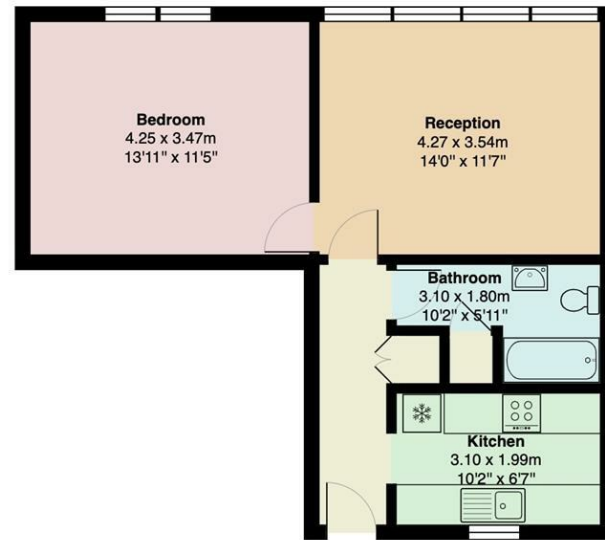


## Lindal Court, E18



Second Floor

Total Area: 48.3 m<sup>2</sup> ... 520 ft<sup>2</sup>

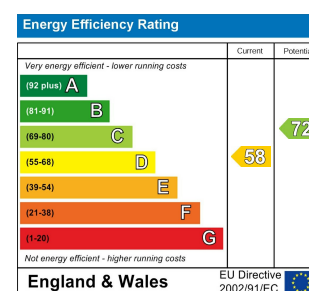
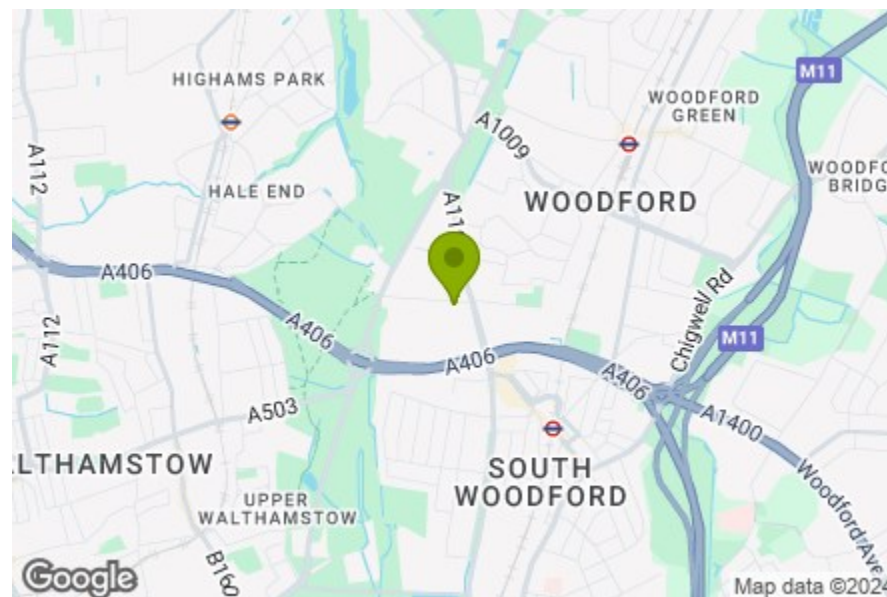
All measurements are approximate and for display purposes only

Kitchen  
10'2" x 6'6"

Bathroom  
10'2" x 5'10"

Reception  
14'0" x 11'7"

Bedroom  
13'11" x 11'4"



## CHELMSFORD ROAD, SOUTH WOODFORD Offers In Excess Of £230,000 Leasehold 1 Bed Apartment



### Features:

- One Bedroom Apartment
- Second Floor
- Communal Gardens
- Short Walk to Epping Forest
- 10min Walk to South Woodford Station
- Great Natural Light
- Large Living Space

A smart and bright one bedroom apartment on the second floor of a low rise development in leafy South Woodford. You've the best of all worlds here with green views all around and communal gardens, all a mere six minute jaunt to South Woodford.

Drivers have shared communal parking and can be circumventing the arterial North Circular in three minutes. The M11's a handy five minutes away, too, so getting out of London is very quick and Stansted Airport is reachable in less than forty minutes.

REQUEST A VIEWING  
0203 3691818

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IF YOU LIVED HERE...

You'll be stretching out in your plush 160 square foot lounge/diner with tantalising green views from your dining area. Framed by a quartet of floor to ceiling windows, here swathes of natural light flow throughout the space. Cosy carpet sits underfoot, and walls are pristine cream - a tranquil prospect. Next door and the bathroom comes decked out in gleaming white tiles, with a shower over the tub and a wealth of storage.

Continue through and the kitchen's brimming with pine cabinets, marbled worktops and sparkling cream tiles. Double back on yourself through the bright and impeccably white hallway and you'll come to your bedroom. Coming in at a substantial 150 square feet, it's home to another beautiful leafy vista, soft carpet and plenty of incidental space (currently in use as a home working spot). Lastly, your communal grounds are well-maintained and a great place to meet the neighbours.

Outside, and you're just a twelve minute walk or five minute cycle from South Woodford station, sat in zone four for direct eighteen minute runs to Liverpool Street via the Central line. If the West End's your destination, Tottenham Court

Road is just nine minutes further. Three well-connected bus routes run from around the corner on the High Road, and include the indispensable N55 night bus connecting you to the heart of the city. If you cycle, dedicated lanes run down the High Road past Leyton Flats and through the lush open green spaces of Wanstead.

WHAT ELSE?

- You're right next to the doctor, library, gym and pharmacy (all just across the road) while the local social hub of George Lane is a six minute stroll away and home to everything from Tesco's and Waitrose to Nandos, Gail's and Pizza Express.

- Epping Forest's a direct five minute stroll, just down at the end of the road. From here you can escape into nature north or south as far as you legs will carry you. Perhaps join the River Ching at Highams Park and follow it up to Chingford Plain and beyond.

- Want to set yourself up for the weekend? E Eighteen restaurant's a mere three minutes from your front door and serves up incredible Saturday brunches. Choose from peanut butter pancakes, eggs florentine or crispy bacon potato scones.



A WORD FROM THE OWNER...

"We love our cosy flat - it's perfect in a lot of ways. We fell in love with it when we first saw that one entire wall of the living room is essentially a giant window - it means we always get a lot of light, and it always feels open and spacious. It was a real boon during lockdown, as it meant we never felt claustrophobic or boxed in, you can look around at the world whilst sipping tea. The kitchen offers a huge amount of work area for its size. The main rooms are very generously sized, allowing us to use each of them for multiple purposes, easily meeting all of our needs. The neighbours are all really friendly as well, which has really contributed to the positive vibes we get from our space. The shared off-road parking is really convenient, as it means we don't have to compete with the parking on the road."

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