



Reception room
13'5" x 12'1"

Bedroom
11'1" x 9'10"

Kitchen/Diner
14'9" x 11'9"

Bathroom
9'2" x 5'10"

Garden
30

TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 SQ.M.)

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.
Made with Metropix ©2020



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		64	76
		EU Directive 2002/91/EC	



PRIMROSE ROAD, LONDON

Offers In Excess Of £325,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom
- Large Eat in Kitchen
- Private Garden
- Long Lease
- Own Front Door
- Close Proximity to South Woodford Station
- Short walk to George Lane

An unusually bright and spacious one bedroom apartment, with dedicated front door and private rear garden. It's all sat on the ground floor of a substantial Victorian conversion just a three minute stroll from South Woodford tube, for the Central line

Also within easy reach is the open green space of Roding Valley Park, less than half a mile on foot.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll step through your front door, topped off with a lovely stained glass transom window, and arrive right in your 150 square foot front lounge. In here, vintage timber floorboards flow underfoot and there's natural light in abundance from the Victorian bay window. The original timber flooring flows on into your bedroom next door, a handsome and sizeable double.

There's a second substantial social space in the form of your 180 square foot kitchen/diner, with its own bay window creating a wonderfully well-lit dining spot. Cream tiles run underfoot, while solid timber cabinets line the walls top and bottom, with dark quartz effect counters in between. Finally your bathroom completes things in style, with a rainfall shower over your large, L-shaped tub and striking letterbox tiles from floor to ceiling.

Outside, and with South Woodford Central line tube on your doorstep you have a door-to-door City commute of just twenty one minutes. Alternatively, you can be at Tottenham Court Road

in just half an hour for the West End. If you're staying local then the social hub of George Lane is also just a short walk for a fine range of restaurants and gastropubs.

WHAT ELSE?

- You have the local Odeon cinema, housed in a landmark Art Deco building, just a ten minute stroll away anytime you fancy a spur of the moment film night.
- Don't forget your garden, where a nicely secluded deck leads to lengthy slate beds,
- If you really want to lose yourself in nature, take the twenty minute stroll (or nine minute bike ride) to Epping Forest, for an endlessly explorable expanse of woodland.



A WORD FROM THE OWNER....

"We have loved living at Primrose Road and we will always remember our first home! The space is light and airy and filled with little characterful touches, like the stained glass that is beautiful in the afternoon sunlight. The kitchen diner is great for entertaining, as is the decking area at the back of the property- we have had many lovely summer BBQs with friends! We are a two minute walk from the tube station which takes you directly in to Central London. The flat is also a stone's throw away from the shops and amenities of George Lane. Wanstead High Street and Epping forest are both within easy reach. We hope you enjoy living at Primrose Road and make many special memories here."

REQUEST A VIEWING
0203 3691818

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM