

## FULLERS ROAD, SOUTH WOODFORD

### Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Ground Floor Apartment
- Two Bathrooms
- Private Garden With Direct Access
- Off Street Parking
- Beautifully Restored & Finished
- Quiet Residential Location
- 174 Year Lease
- Chain Free

A marvellously distinctive two bedroom, two bathroom garden apartment, close to both South Woodford and Epping Forest. On the ground floor of a striking corner building, it's been finished to an exceptionally high standard throughout.

There's so much to enjoy in this beautiful home, thoughtfully decorated for practicality with more than a hint of glamour. Gold fittings in the main bathroom pop against the dramatic marbled tiling, and the sleek stone paving in the wrap around garden makes it as low maintenance as it is aesthetically pleasing.

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0203 3691818

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hello11@stowbrothers.com  
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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

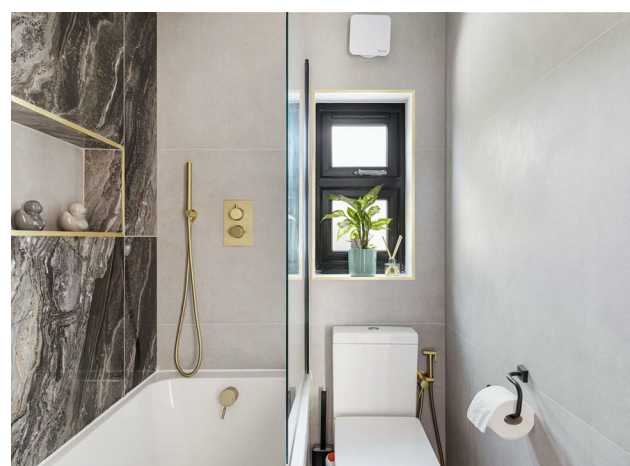
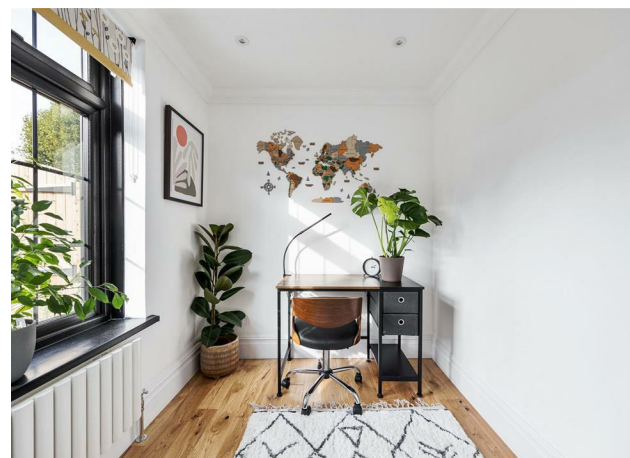
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

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newhomes@stowbrothers.com  
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### IF YOU LIVED HERE...

Step straight into your reception, the heart of the apartment with 170 square foot of space. Blonde engineered flooring lies underfoot, and a vintage style radiator sits under the black framed window. To the left you'll find your main bedroom of 210 square foot. It's exceptionally bright, with dual aspect windows including a curved bay to the front, featuring a broad window seat. Your en suite shower room is tucked into one corner, with elegant step in cubicle and floating vanity sink.

Back through your reception, a hallway leads to your bathroom on the left. This has a modern white suite, with ceiling mounted shower over the tub, and plenty of natural light. Opposite is your second sizeable sleeper of sixty five square foot. The hallway opens up into your kitchen, with sleek two tone units and gas hob. A door leads out to your generous part walled garden, with brick built borders and access to the street.

Step outside and within five minutes you can be immersed in the serene ancient woodlands of Epping Forest, and all your amenities are just at the end of your road. It's twenty minutes on foot to

South Woodford station, from where the Central Line will take you to Liverpool Street in a quarter of an hour and Tottenham Court Road in half an hour. The North Circular is close at hand if you're driving.

### WHAT ELSE?

- Your new local is The George, a 200 year old pub with a classic menu and glorious beer garden.
- There's a long lease on this property, so put your mind at ease on that. Plus you'll have the not so little luxury of off street parking.
- It's a short stroll to the Art Deco cinema Odeon South Woodford, so you're never far away from the big screen experience.



### A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 SENIOR ADVISOR

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**Bedroom**  
14'7" x 14'2"

**Kitchen**

**Ensuite**

**Garden**  
18'0" x 22'11"

**Reception Room**  
14'2" x 11'8"

**Bedroom**  
9'5" x 6'6"

**Bathroom**  
8'10" x 4'3"



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