



Kitchen / Lounge / Diner  
11'10" x 25'0"

Bedroom  
9'7" x 14'9"

Bathroom  
5'6" x 6'10"

Total Area: 42.9 m<sup>2</sup> ... 462 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(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		EU Directive 2002/91/EC	



## SNAKES LANE EAST, WOODFORD GREEN

### Offers In Excess Of £280,000 Leasehold 1 Bed Apartment



#### Features:

- One Bedroom Apartment
- First Floor
- Well Maintained Modern Development
- Clean & Spacious
- Communal Gardens
- Short walk to Woodford Station
- Close to Ray Lodge Park
- Fantastic Selection of Amenities

A short walk from Woodford station as well as Epping Forest and the River Roding, the location of this one-bedroom apartment is perfect whether you're a nature lover or urbanite.

The apartment itself is situated on the first floor of a well maintained, modern development and is bright and airy, with smart decor and a spacious open plan living area. The communal gardens will be handy, too.

REQUEST A VIEWING  
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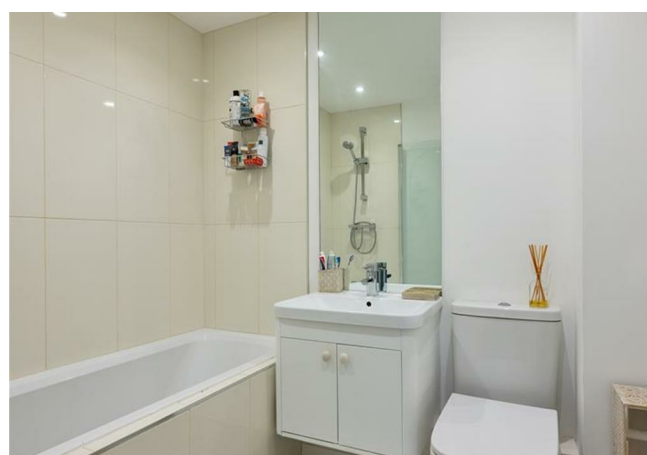
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#### IF YOU LIVED HERE...

Thanks to its excellent condition and smart finish, you'll be able to relax in your new home from the day you move in. With 462 square feet of internal space, you've got plenty of room to spread out in, so working from home won't be a problem. The open plan living room is bright and spotlessly finished, making it a great spot for socialising as well as unwinding on your own. The kitchen area is sleek and well equipped with glossy units and integrated appliances.

The decor is neutral, creating the perfect blank canvas, and you'll enjoy the contrast of having engineered wood in the living room but soft carpeting in the double bedroom. As for your bathroom, it's surprisingly spacious, with sparkling fittings.

As well as having communal gardens, you're also just a few minutes from the charming Ray Lodge Park, where you can access the River Roding for some lovely waterside walks.

Despite all the rural village-y charm, Woodford has plenty of amenities... Be sure to visit Mojo's Brasserie, a lively brasserie-style restaurant which serves up some excellent brunches.

If you want to head into the West End, Woodford station is a short stroll away for the convenient Central line.

#### WHAT ELSE?

-Drivers can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

-Despite all the greenery, you'll never be stuck for essentials since there's an abundance of convenience stores nearby, including a Waitrose and M&S in nearby South Woodford.

-How about a stroll towards Highams Park, stopping at the Rose & Crown pub for some tasty grub and a pint served up in a friendly atmosphere? It's one mile away.



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

"It has been a brilliant first flat for us as a young couple, the perfect place to get on to the property ladder. It is close to the station which has meant easy commutes for us, close to local supermarkets and shops, and means we can easily get in and out of central London, especially being near a station that is serviced by the night tube. Ray Lodge Park is a couple of minutes walk away and is great to go for a run too. It really has been a great place for us as a couple, and we will miss it once we have moved."

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