

Total Area: 58.1 m² ... 626 ft²
All measurements are approximate and for display purposes only.

Reception Room
16'2" x 14'11"

Bedroom
10'7" x 10'5"

Bathroom
7'10" x 5'6"

Kitchen
7'10" x 6'6"

Bedroom
10'9" x 8'8"



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		EU Directive 2002/91/EC	



PULTENEY ROAD, SOUTH WOODFORD Offers In Excess Of £400,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Victorian Conversion
- Two Double Bedrooms
- First Floor
- Great Natural Light
- Stones Throw to South Woodford Station
- Spacious Living Room
- High Ceilings
- Built In Storage Options
- Close to Amenities

A beautifully bright and artfully appointed two bedroom apartment, on the first floor of a handsome Victorian conversion, with the high ceilings and generous room sizes of the period. It's all sat just three minutes from South Woodford tube.

The social hub of George Lane is less than a minute on foot. Here you'll find a wide choice of supermarkets and other essential amenities, as well as a selection of independent cafes, restaurants and gastropubs. Check out The Railway Bell for a delicious menu and a warm welcome.

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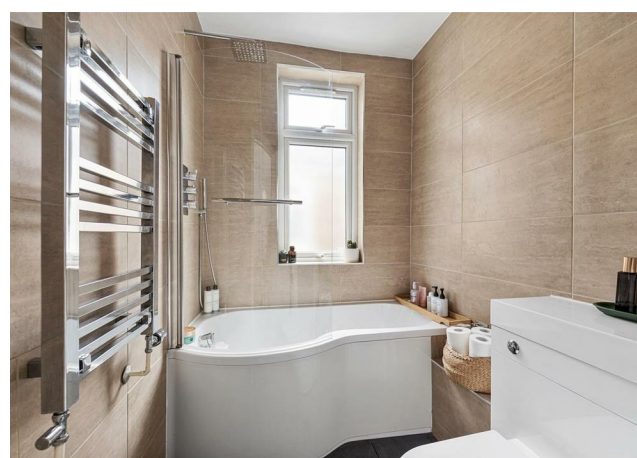
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IF YOU LIVED HERE...

You'll have those classic Victorian proportions to stretch out in, with your front reception alone coming in at almost 250 square feet. It's all naturally bright thanks to the large bay window and secondary sash, and walls are finished in tranquil sage green. Spacious, bright and softly carpeted it's splendid space for welcoming guests.

Next door, bedroom one's an equally stylish double, with pristine white vintage hearth and bespoke floor to ceiling fitted storage either side of the chimney breast. Next along the hallway is your bathroom – a beautifully boutique affair finished from top to toe in sandstone tiling, and featuring a rainfall shower over the teardrop-shaped tub. Your kitchen's smartly decked out with sage green cabinetry, while bedroom two is just as smart and substantial as the first.

As well as George Lane right on your doorstep you have plenty more dining and wine options within easy reach. Just around the

corner, Sakura offers delicious Japanese cuisine and Ark Fish work wonders with seafood. Also be sure to check out Wanstead High Street, the bustling heart of this popular East London village. It's well worth the fifteen minute stroll of a weekend, for a wonderful selection of independent bars and cafes, surrounded by open green spaces.

WHAT ELSE?

- As noted, South Woodford station is just three minutes away for the central line. From here it's just eighteen minutes direct to Liverpool Street, putting the City well under a half hour away, door to door. - Among the many entertainment options along George Lane is the classic art deco Odeon Cinema. Just ten minutes' walk.

- The tranquil blue waters of Eagle Pond and the wild open greenery of Epping Forest are just fifteen minutes on foot, or five by bike, anytime you want to lose yourself in nature.



A WORD FROM THE OWNER...

"We have loved living on Pulteney Road for the last four years. It has been our first home together and we are sad to say goodbye! The street has a lovely community feel with friendly neighbours. At the end of the road is George lane which has many lovely cafes, restaurant's and local shops with all you can need. We love the international supermarket in particular! Having so much on our door step has been brilliant. The station is a 3 minute walk away which makes popping into central London so easy and our commutes are very easy. You are also able to walk to Wanstead high street in 15 minutes which also has a lovely community feel with lot's of cafes, pubs, brunch spots, a yoga studio, a gym and lots of green space. We have felt very lucky to have lived in the middle of South Woodford and Wanstead and will certainly continue spending time here when we move!"

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