

Bathroom  
7'1" x 5'5"

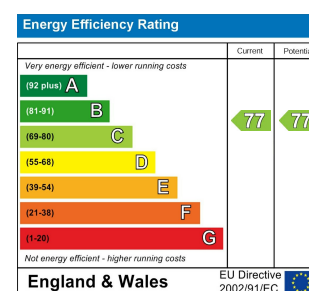
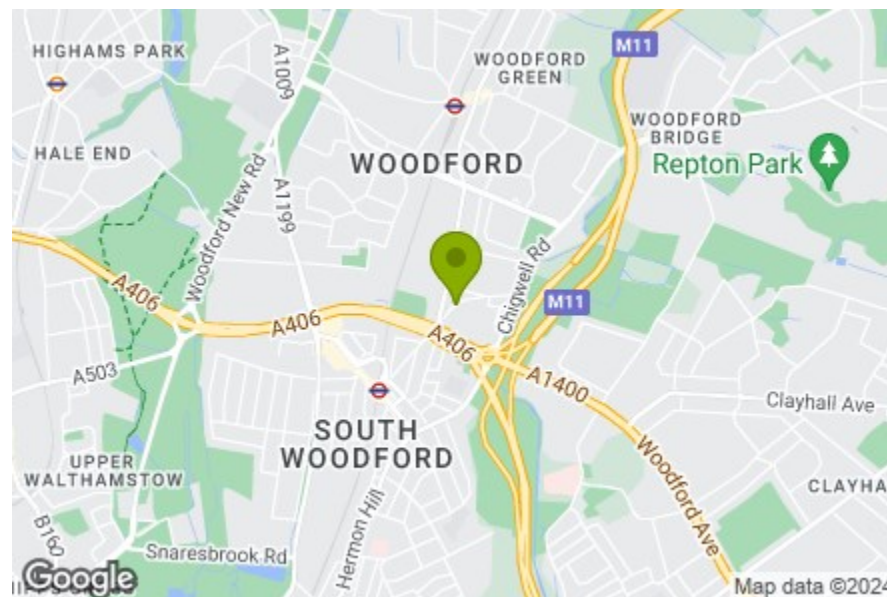
Kitchen / Lounge / Diner  
17'6" x 12'2"

Terrace

Bedroom  
12'11" x 8'8"

Total Area (Excluding Terrace): 43.8 m<sup>2</sup> ... 471 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.



## MAYBANK ROAD, SOUTH WOODFORD

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



#### Features:

- One Bedroom Apartment
- Ground Floor
- Designated Off Road Parking
- 2/3 Year Old Development
- Immaculately Presented
- Secure Video Intercom System
- Private Outdoor Space
- Generous Proportions
- Flooded with Natural Light
- Built in Storage

Spread out across the ground-floor of a newly developed purpose-built block, this sleek and modern one-bedroom apartment comes complete with a secluded private outside area and designated off-road parking. Inside, design has been considered throughout, from the stylish kitchen to the contemporary bathroom - and touches such as the secure video intercom system are a real bonus.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities within a short hop, including great transport links.

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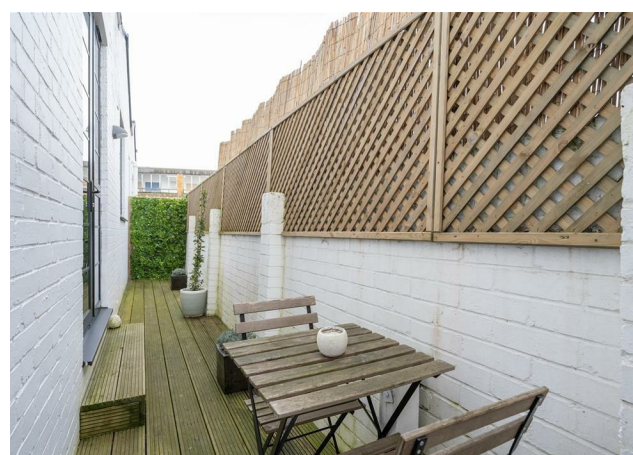
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#### IF YOU LIVED HERE...

Thanks to its immaculate condition and excellent working order, you'll be able to relax in your new home from the day you move in. It'll be tempting to enjoy the minimalist style in all its glory but the neutral decor also creates a great base if you want to add your own touches. The kitchen is brilliantly smart, with generous units and integrated appliances. The Crittall-style black framed door is pleasing on the eye, as well as being a convenient route to your private outside area. During warmer months this terrace will truly become an extension of your living space.

The double bedroom shares the same neutral colour palette, with soft carpeting and in-built storage. You'll find more custom storage in the hallway, while the bathroom is immaculate with sparkling fittings and an over-tub shower.

You've got plenty of greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots

for picnicking and rambling just a few minutes from your front door.

As for amenities, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and even an Odeon cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

#### WHAT ELSE?

-South Woodford station is around 14 minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes minutes.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just 16 minutes away on foot.

-Make the Railway Bell your new local. Just 14 minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



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

"This has been a wonderful first home for my husband and I and we'll be sad to leave it. It has seen us get engaged, married, and welcome our baby girl who is now demanding a little more space. We have lived in this part of East London for many years and have grown to love and appreciate the safe and friendly community in the area. South Woodford is a fantastic neighbourhood with amazing facilities within walking distance including delicious cafes, we recommend Tipi or Bobo & Wild, restaurants, shops, and gym facilities like Boxx. We've also enjoyed the access to green spaces like Elmhurst Gardens and the short drive to Epping Forest for weekend adventures. When we started looking for properties we were initially drawn to the aesthetics of the building. Being a former film studio, the high ceilings and large windows make it feel so light and airy, and it's the perfect place to relax and unwind after a long day. The open-plan design makes it easy to entertain friends and family, and we love having barbeques outside on the terrace in summer. Its proximity to the tube has been a huge plus, making our commutes to central London a breeze. Having a private parking space and direct access to the A406 has also meant easy access to all our friends and family who are dotted around the country. We'll miss the unique style of our flat, but we're excited for the next chapter in our lives."

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