

Reception Room
11'0" x 16'4"

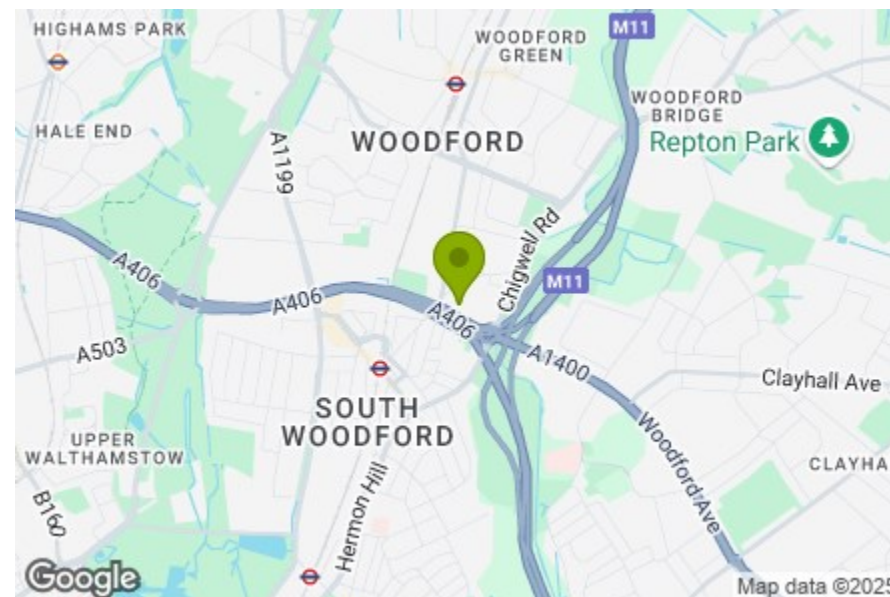
Kitchen
6'9" x 10'7"

Bedroom
10'10" x 12'9"

Bedroom
10'10" x 11'5"

Bathroom
5'11" x 7'7"

Garden
approx. 62'4"



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

CRESCENT ROAD, SOUTH WOODFORD

Offers In Excess Of £350,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Maisonette
- End Terrace
- Ground Floor With Large Shared Garden
- High Ceilings & Period Features
- Modern Kitchen
- Close To Roding Valley Park
- Short Walk To South Woodford Tube
- No Through Road Location

A smart, spacious and characterful two bedroom apartment on the ground floor of a substantial Victorian end terrace, less than a half mile on foot from South Woodford tube and George Lane. There's a gloriously grand shared garden to the rear.

Cross the River Roding at Chigwell Road less than ten minutes away and you can lose yourself among the open greenery of Roding Valley, wandering all the way to Highams Park in the North or Hollow Ponds to the South.

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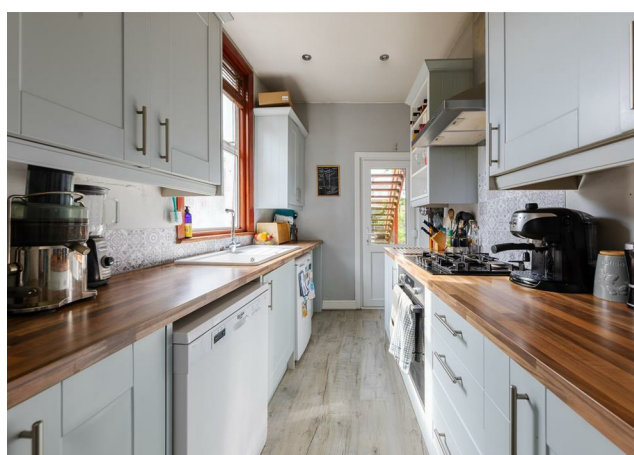
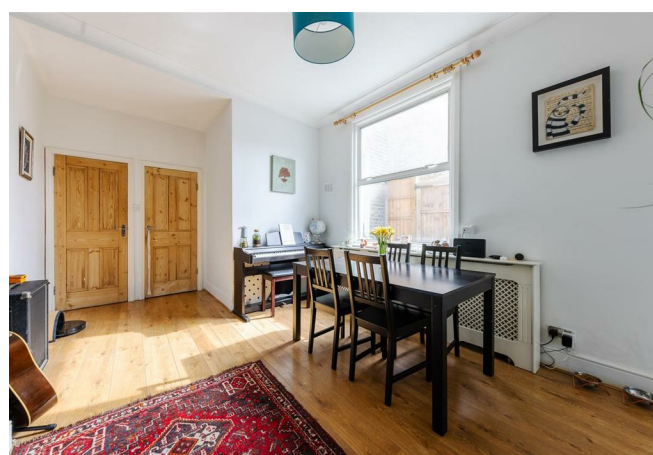
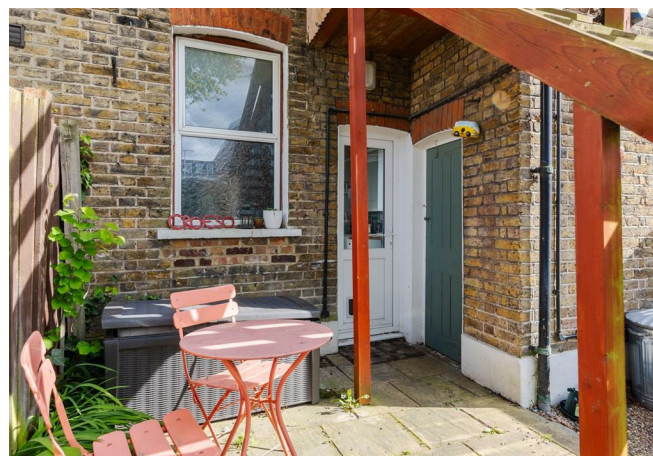
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IF YOU LIVED HERE...

Step through your dedicated front door and your principal bedroom is on the left. Currently in use as an extra reception space, it's a dramatic affair however you use it, with a jet black vintage hearth set into the striking crimson chimney breast, high ceilings (as throughout) and blonde hardwood underfoot.

Next door bedroom two's a lighter affair, still a substantial double and featuring statement wallpaper between floor to ceiling integrated wardrobes. Your main reception features an exposed brick hearth set into a striking blue chimney breast and leads on through to your kitchen and bathroom. The former is a smart modern affair with banks of soft grey cabinets and timber worktops, while the latter's fully tiled from floor to ceiling with a double ended tub.

Outside and, as noted, it's just a half mile on foot to South Woodford station, where the Central line will whisk you directly to Liverpool Street in eighteen minutes or Tottenham Court Road in

twenty seven, putting both the City and West End within easy reach. Or if you're staying local then George Lane, just past the station, is home to a wide range of cafes, bars and gastropubs. There's even an Art Deco Odeon cinema?
WHAT ELSE?

- Did we mention your communal garden? It's impressively large, with a patio and lengthy lawn. Great for getting to know the neighbours.
- You're sat at the end of a quiet cul de sac here, so no through traffic and plenty of peace and quiet.
- You have some welcome, substantial extra storage spots, both in the hallway and just off your patio outside the kitchen door. Always a welcome addition to London apartment living.



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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 ASSISTANT MANAGER

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