

Reception Room
15'2" x 12'4"

Bedroom
11'9" x 11'8"

Balcony
11'7" x 4'1"

Bedroom
11'0" x 7'7"

Bathroom
8'1" x 7'11"

Kitchen
10'8" x 6'3"

Total Area: 62.9 m² ... 677 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	80
		EU Directive 2002/91/EC	



THE DRIVE, SOUTH WOODFORD

£1,700 Per Month
2 Bed Flat



Features:

- Top Floor Flat
- Two Double Bedrooms
- Modern Kitchen
- Spacious Living Room
- Private Balcony
- Off Street Parking
- Communal Gardens
- Plenty of Storage
- Available to One Household
- Holding Deposit: equivalent to one week's rent capped at £400

A handsomely arranged and impressively bright two bedroom apartment, with private balcony, on the top floor of a classic, mansionesque development. It's all sat among leafy communal grounds in the green commuter sweetspot of South Woodford.

You've easy access to the Central line here, while at the same time the wild wide open green spaces of Epping Forest – the lungs of London – are just a half mile away on foot.

REQUEST A VIEWING
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E4 & N17
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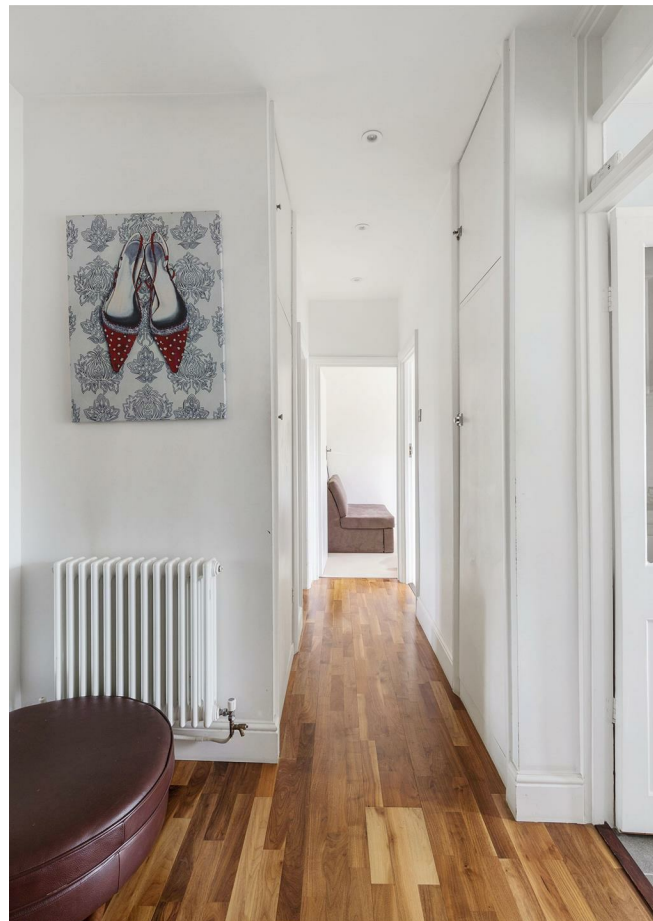
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IF YOU LIVED HERE...

You'll be enjoying treetop views across the well manicured grounds from your private, sheltered balcony, the perfect spot to greet the day with a coffee, or take stock of an evening. Step inside and you're in the principle bedroom, 140 square feet with floor to ceiling storage down one side, all naturally bright from the balcony doors.

Step out into your large entrance hall, with glossy blonde hardwood underfoot and plenty of incidental space (an all too often overlooked advantage in apartment living) and bedroom two is on the left, another double currently in use as a study. Elsewhere your lounge is an impressive 180 square foot of sociable space, your kitchen gleams in pristine white and glossy grey, while finally your bathroom features both a tub and dedicated shower cubicle, tiled in smoky sandstone.

Outside, you're less than five minutes on foot from South Woodford's social hub of George Lane, home to a full range of shops, supermarkets, cafes and

other day to day amenities. There's also a good choice of bars, restaurants and pubs including longstanding local favourite The George, not to mention the Art Deco Odeon cinema. Finally, nature lovers can get involved in the South Woodford Urban Orchard.

WHAT ELSE?

- South Woodford station sits in zone four on the Central line, just seven minutes on foot for direct eighteen minute runs to Liverpool Street. Commuters can be in the City less than a half hour after stepping out your front door.

- We really haven't said enough about your grounds. Immaculately landscaped, rolling expanses of lawn scattered with trees and picnic tables. A great place to meet the neighbours or entertain friends.

- Current or prospective parents will be pleased to know that you have eleven 'Outstanding' or 'Good' schools less than a mile away on foot.



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.

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.

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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