

First Floor

Total Area: 52.1 m² ... 561 ft²
All measurements are approximate and for display purposes only.

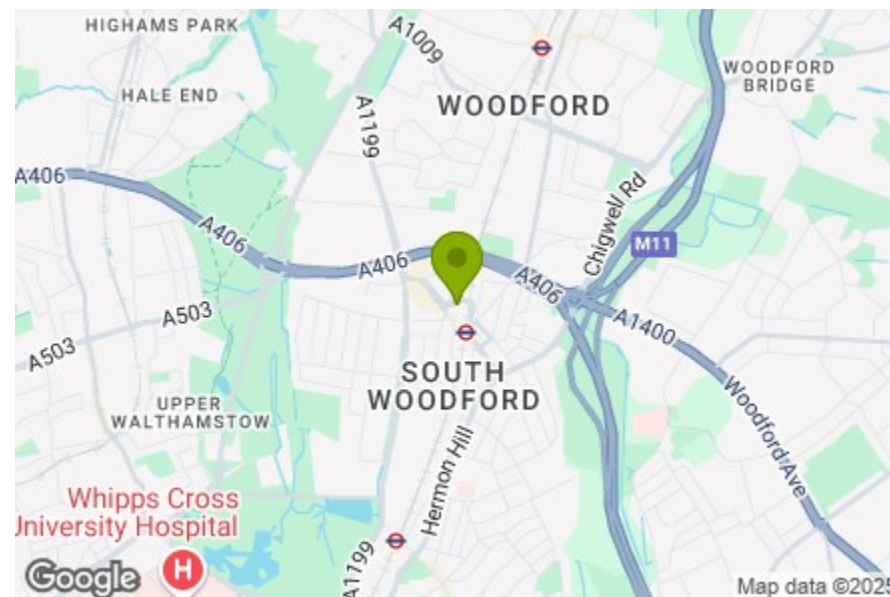


Kitchen/Reception Room
17'8" x 14'8"

Bedroom
14'0" x 9'0"

Bedroom
10'11" x 10'3"

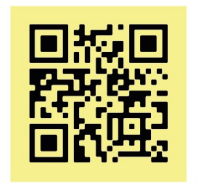
Bathroom
6'4" x 5'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	



EASTWOOD CLOSE, SOUTH WOODFORD Offers In Excess Of £350,000 Leasehold 2 Bed Apartment



Features:

- First Floor Apartment
- Two Double Bedrooms
- Perfectly Positioned for Amenities
- Close to South Woodford Station
- Lift Access
- Well Presented
- Modern Development
- Long Lease

A bright and smartly finished two bedroom apartment on the first floor of a contemporary, red brick development. Your peaceful turning is just off the social hub of George Lane, with shops, bars, greenery and transport all within easy reach.

South Woodford's landmark art deco Odeon Cinema is just moments away. Great news for film buffs.

REQUEST A VIEWING
0203 3691818

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

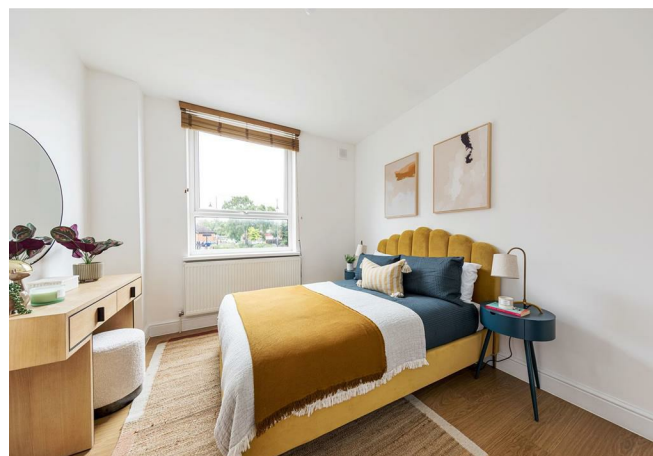
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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0203 325 7227

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id@stowbrothers.com
0208 520 6220

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IF YOU LIVED HERE...

You'll step inside and straight into your expansive, 225 square foot kitchen/reception, full of natural light from twin windows and with light blonde hardwood running underfoot. Your kitchen's handsomely finished with twin flanks of smooth satin cabinets, sleek glossy worktops and a mosaic splashback. An artfully arranged sociable space.

That covetable blonde hardwood flows down the corridor, where you have your first bedroom on the right - a 130 square foot double with more hardwood floors, naturally bright and pristine in white. Bedroom two's just as sizeable, and similarly styled in white and blonde. Finally your bathroom's a precious boutique affair, finished from top to toe in smoky vertical letterboxes.

Outside and, as noted, you're just moments from George Lane, South Woodford's social hub, home to a wide range of bars, restaurants, cafes and gastropubs. The Railway Bell, just past the station, is an especially welcoming, family friendly spot. If it's

wide open natural greenery you're looking for, then the tranquil blue waters of Eagle Pond and the endlessly explorable expanse of Epping Forest are just twenty minutes on foot, or five by bike.

WHAT ELSE?

- South Woodford tube station is less than five minutes' walk away, for speedy and direct connections to the City and West End via the Central line.
- With a reassuringly long lease, there're no renewal worries here.
- The rave reviewed Sakura Hot Food & Buns is just ten minutes around the corner. Heaven for sushi lovers.



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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