

First Floor

Total Area: 75.0 m² ... 808 ft²

All measurements are approximate and for display purposes only.

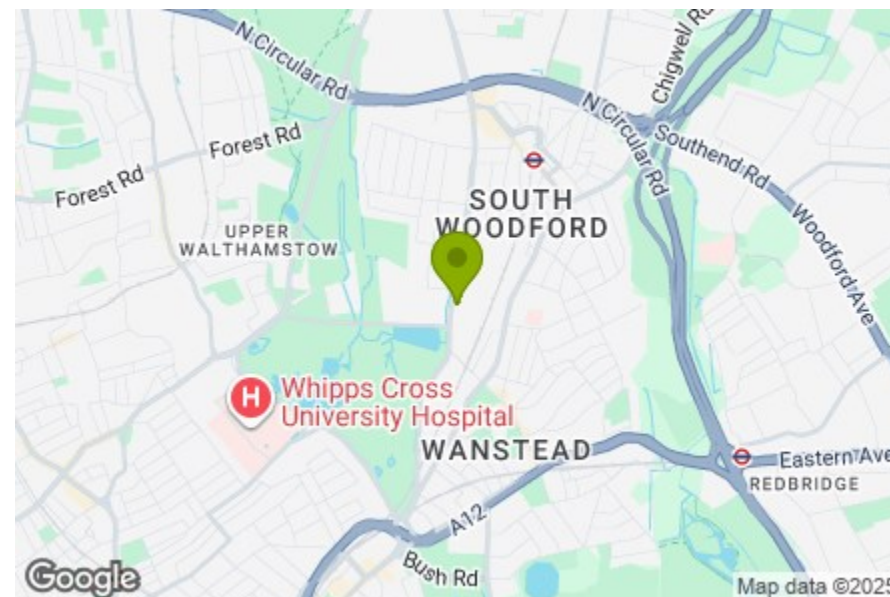
Kitchen/Breakfast Room
12'2" x 10'4"

Bathroom
10'3" x 6'0"

Bedroom
18'0" x 10'5"

Reception Room
15'11" x 13'9"

Bedroom
12'7" x 9'9"



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		EU Directive 2002/91/EC	



WOODFORD ROAD, SNARES BROOK

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- First Floor
- 5min walk to Snaresbrook Station
- Off Road Parking
- Communal Gardens
- Large Bay Windows
- Close To Wanstead High Street
- Chain Free
- Fantastic Proportions

This bright and spacious two-bedroom, one bath and one shower apartment is situated on the first floor in a purpose-built block, which is just moments from Epping Forest's lovely Eagle Pond. Highlights include the smart decor, large bay windows, separate kitchen/reception, balcony, sprawling communal gardens and parking. The fact that it's being offered chain-free is yet another great bonus.

As well as all that sprawling nature, Wanstead's High Street is within easy reach, with its much-loved pubs, restaurants and stores, as is Snaresbrook station (five minutes on foot), which offers quick access to the City via the Central line

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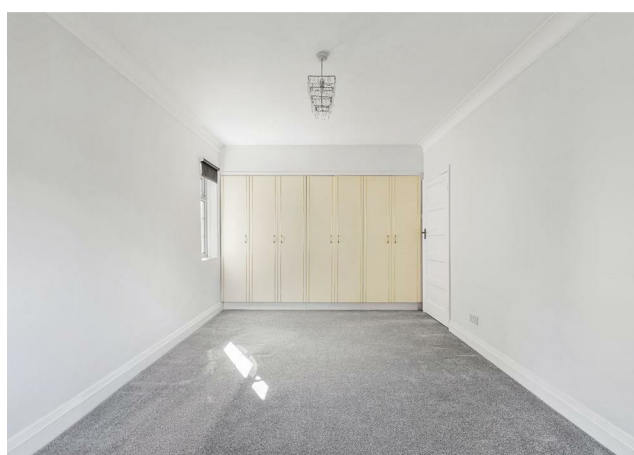
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IF YOU LIVED HERE...

With 808 square feet of internal space, this is a home you can really enjoy spreading out in. Due to its neutral decor and generous bay windows, the reception room has a bright and airy feel. There's plenty of room for working or relaxing, and the separate kitchen will be extra convenient, especially since it's large enough for a table alongside those plentiful units.

The bedrooms are both doubles - and the larger of the two has charming bay windows and in-built storage, while the bathroom is a good-size too, with modern fittings and over-tub shower.

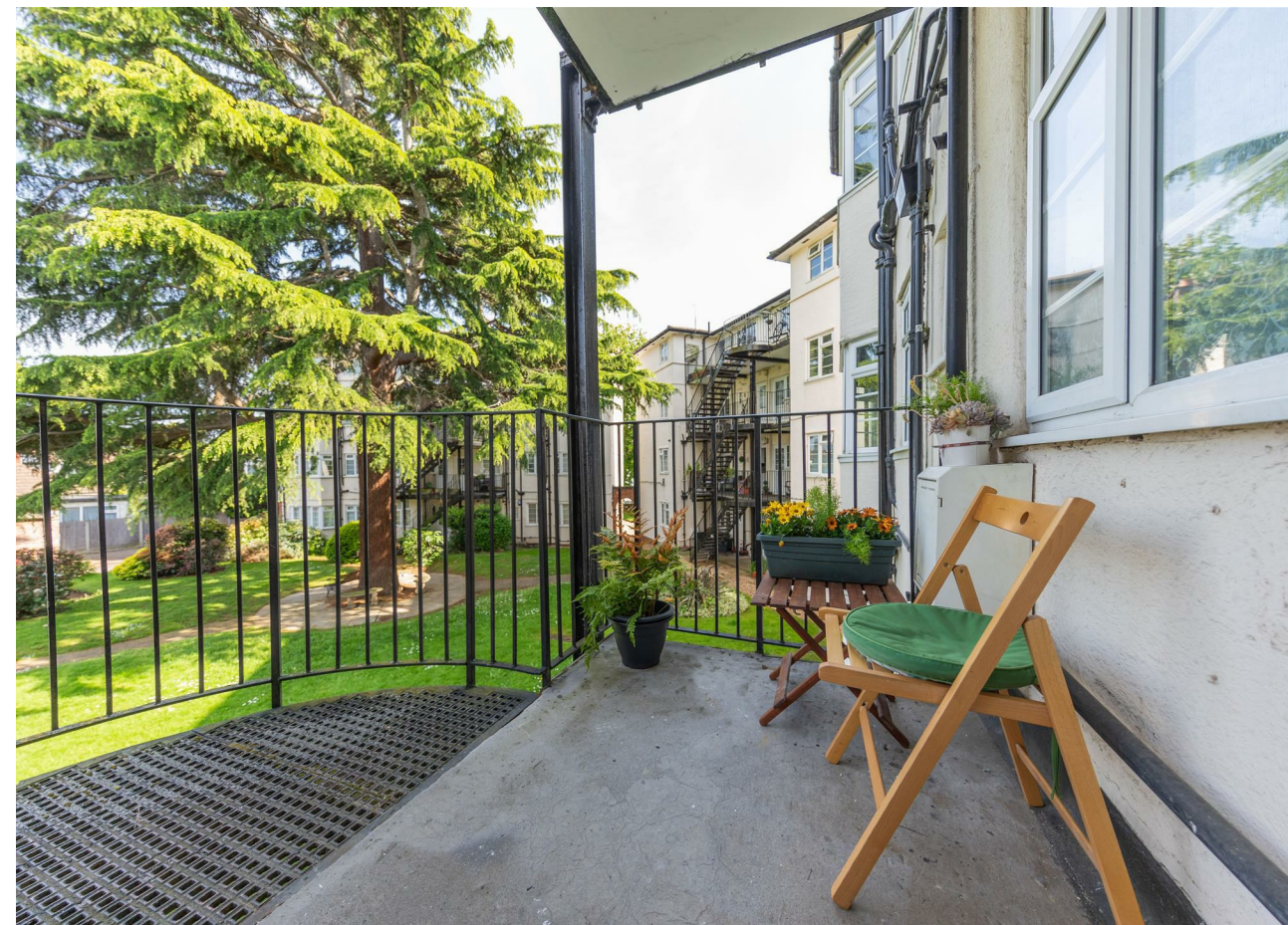
Back outside, head beyond your peaceful communal gardens to the village-esque hub of Wanstead. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only about 17 minutes away from the city on the tube. Your nearest station is Snaresbrook, which is a 5 minute walk away, putting you less than half an hour away door to door.

If you want to stay local, though, Gail's Bakery will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant or Bombetta. Takeaway? Tiffin Tin is fantastically popular throughout the whole area. Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a 15 minute stroll away.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and a large Odeon cinema. Leyton and Walthamstow are both close to hand too.

WHAT ELSE?

- Fancy a tippie with a view? The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is an 18 minute stroll over Hollow Ponds and the perfect place to watch the sun go down with a drink.
- Drivers, already pleased about the off-street parking, will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within independent school Forest School but accessible by the public via membership.



A WORD FROM THE OWNER...

"As the owner of 15 Woodford House I haven't lived at the property as I have rented it out since I bought it in 2001. However, the reason I bought the flat was because of the excellent location, the solid characterful building (purpose built block of flats) with generous proportions and lovely quiet communal areas and gardens with available shared parking (There are also garages on site which are currently available to buy or rent). The flat is located between Wanstead, South Woodford and Snaresbrook, and is next to the lovely Eagle Pond which is overlooked by the beautiful old Crown Court building. Snaresbrook Road has access on foot to the Hollow Ponds area, which is the start of Epping Forest. Hollow Ponds is immediately in-front of Whipp's Cross Hospital (A brand new hospital on the current site is being built). There is a bus stop immediately outside the front of the block of flats on Woodford Road. The nearest tube station is Snaresbrook, on the central line, which is approximately 5 minutes on foot from the flat. The other nearest tube stations are Wanstead and South Woodford. There is also an overground station at Wood Street which goes to Liverpool Street. Being between Wanstead and South Woodford means easy access to lots of local shops, pubs and restaurants. There are Farmers' and French markets frequently held in Wanstead in addition to Antique markets. The Eagle pub is located at the junction next to the Flats. Excellent carvery! The last tenants that rented the flat lived there for 12.5 years, and only left due to mobility issues of one of the residents. I know they were very happy living at Woodford House."

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