

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	



LYNWOOD CLOSE, SOUTH WOODFORD Offers In Excess Of £210,000 Leasehold Apartment - Studio



Features:

- Spacious Studio Apartment
- Quiet Cul-De-Sac Location
- Surrounded By Communal Gardens
- Large Windows With Allotment Views
- Separate Fitted Kitchen
- West Facing Aspect
- Close To Elmhurst Gardens
- Chain Free & Long Lease On Completion

A pristinely appointed, substantially sized studio apartment, on the second floor of a handsome brick development. It's all sat on a leafy cul de sac, among leafy communal grounds, just a short stroll from Woodford's social hub of George Lane.

Elmhurst Gardens, ideal for morning jogs or evening strolls and also home to tennis courts and a playground, is just five minutes around the corner.

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

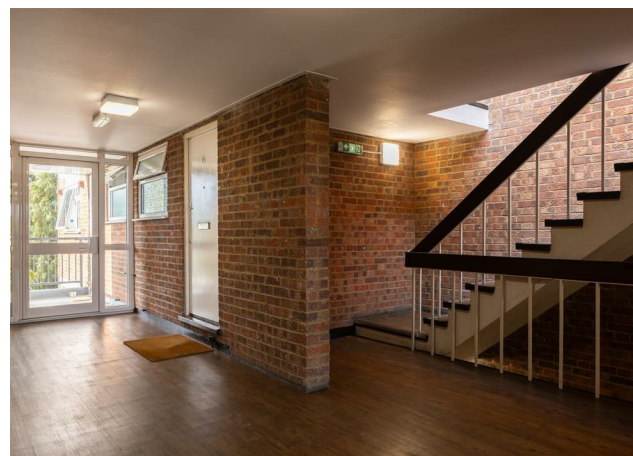
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 3691818



IF YOU LIVED HERE...

Communal areas are smart and well maintained, with exposed brick walls in the starwells. Step inside your new home and there's some handy extra storage in the hallway, always a welcome addition to London apartments. Your bathroom's on the left, a splendid vintage affair with strips of chessboard mosaic tiling, sky blue paintjob and heated towel rail.

Your studio room is equipped with still more integrated storage, featuring a seamless suite of floor to ceiling wardrobes. Pale laminate floors make the most of the natural light, and you have lovely leafy green views over the nearby allotments. Your kitchen's subtly separated off to one side, with jet black metro tile splashbacks, a diverse mix of cream and white cabinets and blonde timber worktops.

Outside and South Woodford's social hub of George Lane is just fifteen minutes on foot, home to a range of bars, restaurants and

gastropubs. The bright and welcoming Railway Bell is a particular favourite, while at the top of the lane there's the locally loved art deco Odeon cinema. Venture a little further South and you'll find Pink Garlic, one of the best Indian restaurants for miles around.

WHAT ELSE?

- South Woodford tube sits at the bottom of George Lane, just half a mile from your new front door for direct connections to the City and West End via the Central line. Liverpool Street is just eighteen minutes direct.
- The property is presented chain free, for that all important speedy and hassle free move.
- If you really want to wander, the River Roding and the endless greenery of Roding Valley Park are less than ten minutes away. You can even follow the river all the way South to Wanstead Flats.



A WORD FROM THE OWNER...

"About 10 minutes walk from South Woodford underground station, George lane shopping area and various amenities including pubs. From the driving side, a few minutes from the M11 motorway and A12 trunk road. Several bus routes within 5 minutes walk.

I have lived in Lynwood close for 24 years and have enjoyed it greatly. Heating bills are quite low as I have people above, below and each side so it's well insulated.

Good neighbours and a quiet location.

The gardens are a meeting place for residents.

I'm looking at retirement so it's time to move on and let someone else enjoy the flat."

REQUEST A VIEWING
0203 3691818

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM