

Reception room
15'6" x 10'11"

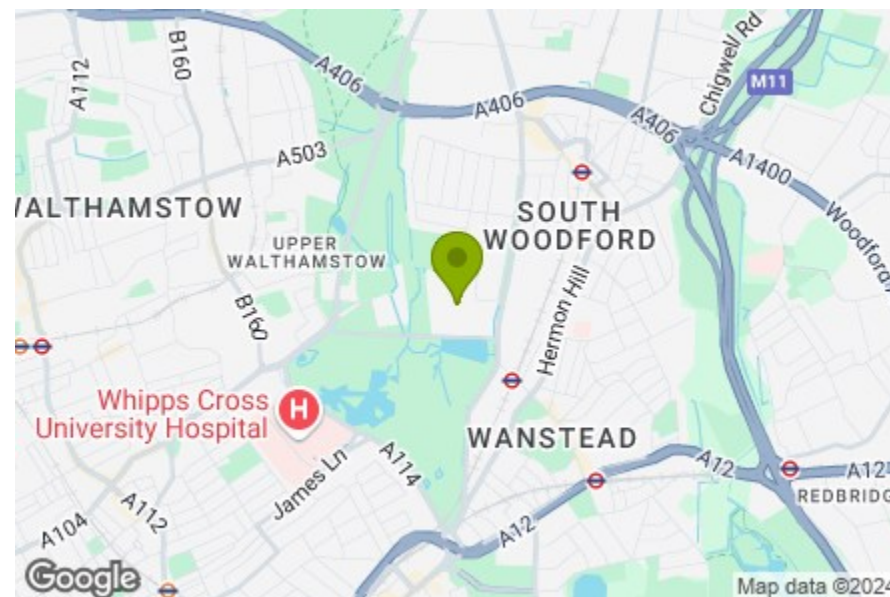
Kitchen
9'4" x 10'5"

Bedroom
11'9" x 12'2"

Bedroom
10'8" x 10'11"

Bathroom
7'8" x 6'9"

Balcony
9'3" x 5'5"



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



ALTHORNE GARDENS, SOUTH WOODFORD

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Double Bedrooms
- Top Floor
- Kitchen Diner
- Private Balcony & Enclosed Balcony
- Excellent Condition Throughout
- Long Lease
- Close to Snaresbrook Station
- Over 700 Square Feet

This bright and spacious two-double bedroom apartment is situated on the third floor in a smart purpose-built block, just moments from Epping Forest's charming Eagle Pond. Highlights include the smart decor, large reception, kitchen diner and two balconies. As for the location, 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, which offers quick access to the city via the Central line.

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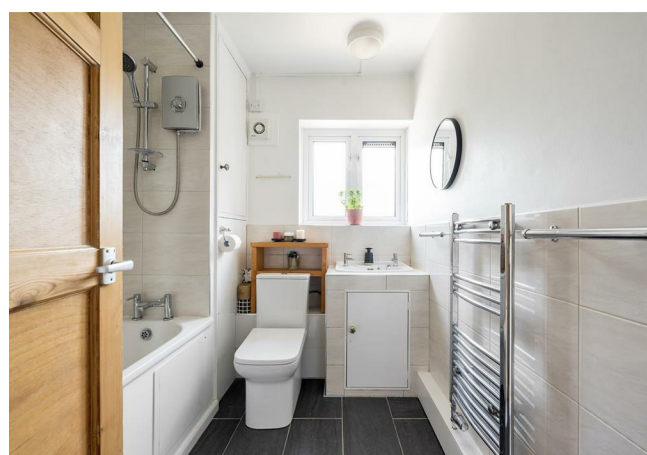
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IF YOU LIVED HERE...

With over 700 square feet of internal space, this is a home you can really enjoy settling into. Due to its lofty height and neutral decor, the reception room has a bright and airy feel. There's plenty of room for working or relaxing, and the separate dine-in kitchen will be extra convenient, especially with its enclosed balcony, which you can spill out onto in warmer months. Since the reception also has a private balcony, it'll be a pleasure to catch the sun at optimum times.

As for the bedrooms, they're both doubles with more thoughtful decor (the sage green feature wall is a lovely touch), while the bathroom is a good-size too, with modern fittings and over-tub shower.

Back outside, venture along the edge of the leafy forest 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 and 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. The Duke Wanstead is another great option too.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an 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 12 minute stroll over Hollow Ponds.
- Drivers 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...

"We have absolutely loved our time here. It's a really quiet and peaceful neighbourhood and we have loved waking up to the birds in the morning and walking in the forest on our doorstep. Despite the tranquil location, with the tube being so close and central London just 20 minutes away, we've enjoyed the convenience - as well as being within walking distance of both Wanstead and South Woodford. The location really is the best of both worlds and we are very sad to leave our cosy flat and will miss those G&T's on the balcony in the evening sun."

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