

Second Floor

Total Area: 73.0 m² ... 785 ft²

All measurements are approximate and for display purposes only.

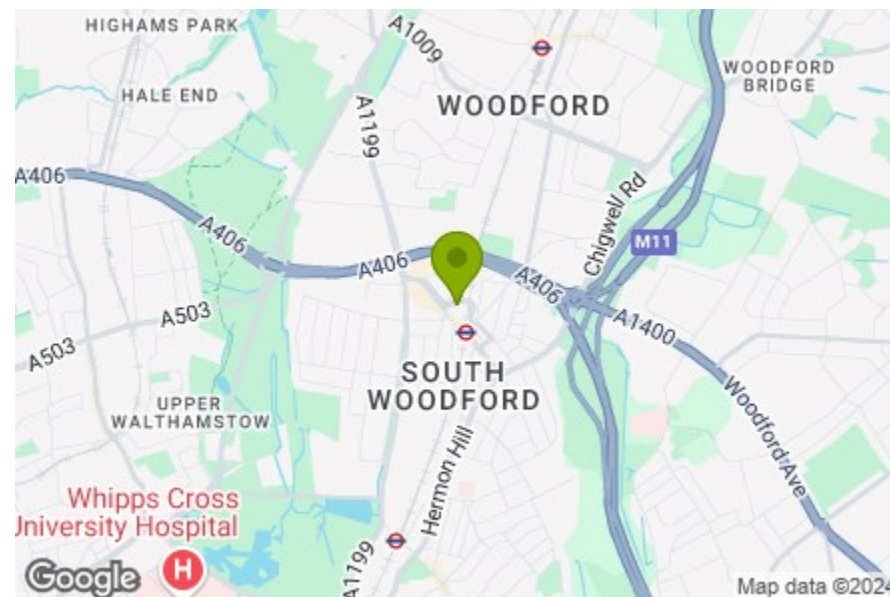
Kitchen / Reception Room
20'0" x 16'1"

Bedroom
16'7" x 9'4"

Bedroom
16'7" x 9'4"

Bathroom
6'4" x 5'6"

Hallway
16'2" x 5'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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 £375,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedroom Apartment
- 2nd Floor
- Well Presented
- 200 Year Lease
- 2min Walk to South Woodford Station
- Close to Amenities
- Lift Access
- Fantastic Proportions

This bright and contemporary two-bedroom apartment is situated on the second floor of a modern block, close to the wonderful amenities of the much sought-after South Woodford, with the vast nature of Epping Forest and Roding Valley nearby, too.

As well as the great location, highlights include the lift access, immaculate decor, fantastic proportions and, of course, the 200 year lease.

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

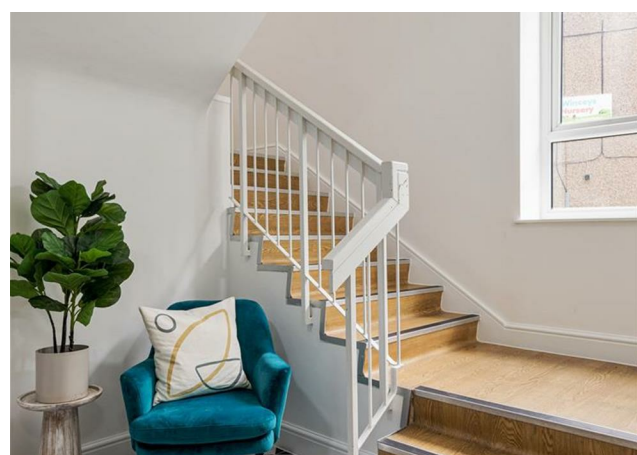
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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



IF YOU LIVED HERE...

Coming in at 785 square feet, this is a fantastically proportioned home, with the natural light and crisp decor adding to the sense of space.

If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of space for all aspects of modern living. You'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and contemporary fittings, so you better get those dinner invites out.

The two evenly balanced bedrooms are also beautifully finished, with more of that considered decor and engineered flooring. The bathroom is smart and contemporary, with stylish tiling and an over-tub shower.

Outside, the vast green space of Roding Valley Park is around 15 minutes away on foot, while Epping Forest is slightly further in the other direction. Even closer to home, you find all the

amenities of George Lane. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema for that big screen experience.

As for getting further afield, South Woodford station is just two minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Perfect!

WHAT ELSE?

- Make the Railway Bell your new local - it's only a five minute stroll away after all, plus it has friendly staff and a great selection of ales.

-Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked good and handcrafted arts.

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about six minutes on foot from your home.



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 would be the Japanese restaurant Sakura. 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 nearby, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the nearby 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

REQUEST A VIEWING
0203 3691818

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM