

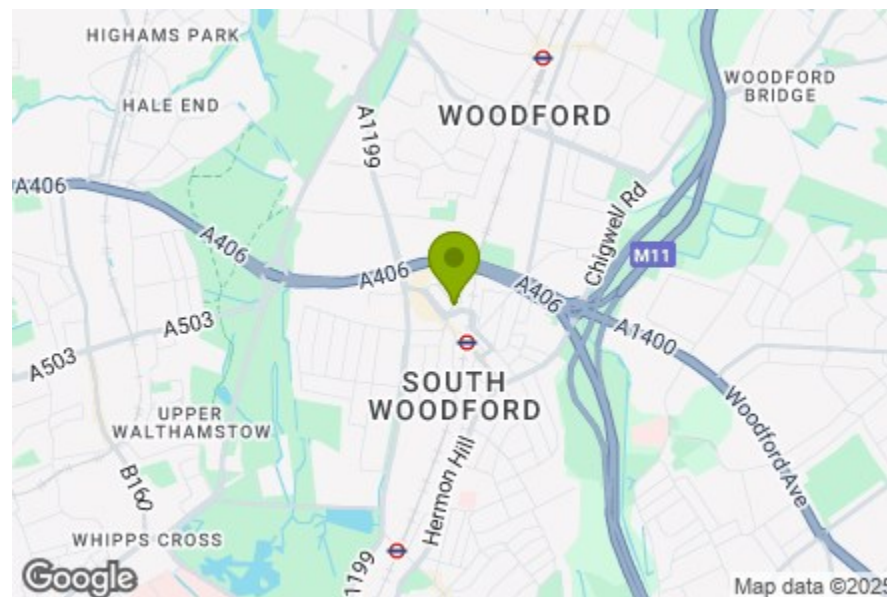
Ground Floor

Total Area = 47.5 sq m / 511 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.

Kitchen/ Reception Room
20'11" x 14'9"

Bedroom
11'7" x 9'10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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 ROAD, SOUTH WOODFORD Offers In Excess Of £300,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- Modern One Bedroom Apartment
- Ground Floor
- Air Conditioning
- Additional Separate WC
- George Lane Within A Moments Walk
- Open Plan Living Space with Kitchen Island
- Long Lease
- Well Maintained Development

Situated on the ground floor of a well maintained development, this one-bedroom apartment has many highlights, including air conditioning, a separate WC and ensuite bathroom, and a spacious living area with a kitchen island, not to mention the immaculate decor.

As for location, it's nicely nestled between the vast greenery of Epping Forest and Roding Valley, with South Woodford's excellent amenities on your doorstep, including the fantastic transport links.

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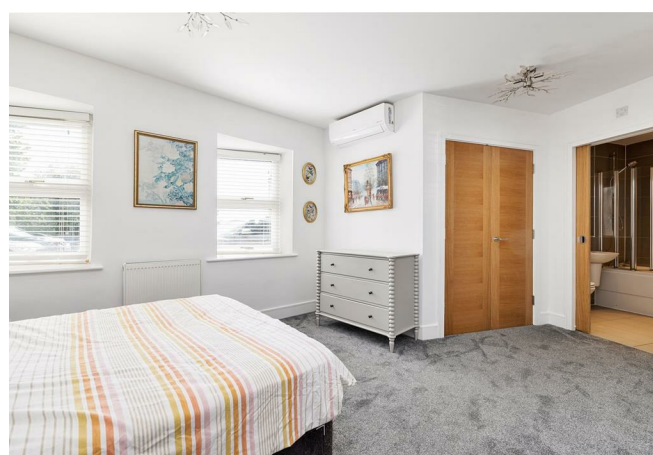
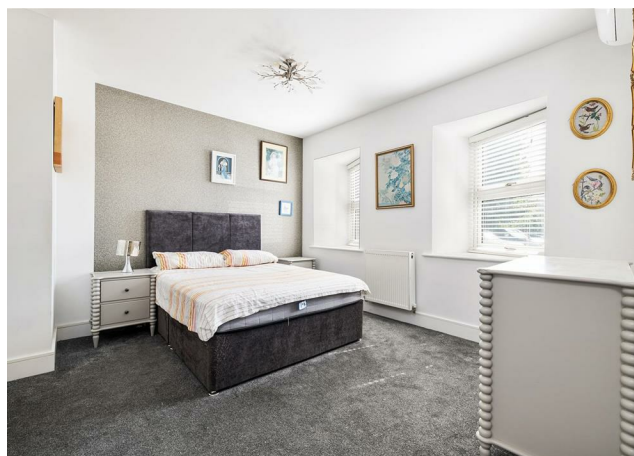
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IF YOU LIVE HERE...

Thanks to its excellent condition, this is a home to love and enjoy from the day you move in. The crisp decor and pristine floors in the living/kitchen area provide a warm ambience while also ensuring that you have scope for adding your own personality. There's plenty of room for working or socialising, and the stylish kitchen fittings, high quality worktops and integrated appliances will make cooking a dream. The island/breakfast bar is not only convenient, but acts as a fantastic way of dividing up the space without impacting the flow of light.

The double bedroom benefits from a considered colour palette, while the generous and unique windows provide plenty of natural light. As well as having in-built storage, there's also a modern ensuite, featuring an over-tub shower. Meanwhile, off the spacious hallway, you'll find a smart WC, the ultimate convenience. Perks like the air conditioning will feel like a luxury too.

With its great amenities, green space, wonderful sense of community and excellent transport links, you'll fall in love with South Woodford, particularly the way it balances rural charm with cosmopolitan buzz. It's packed with shops,

supermarkets (choose between Marks & Spencer or Waitrose), restaurants, bars, and even a cinema, just a few minutes away on foot.

For a quick bite, try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. You'll love exploring this fantastic neighbourhood and finding your own favourite haunts, too.

WHAT ELSE?

-South Woodford station is just a few minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 mins. Drivers can be on the North Circular in just a few minutes.

- Roding Valley, a glorious nature reserve full of wildlife with great spots for picnicking and rambling, is just a few minutes from your front door.

- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's a few 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 include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road.

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!

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