



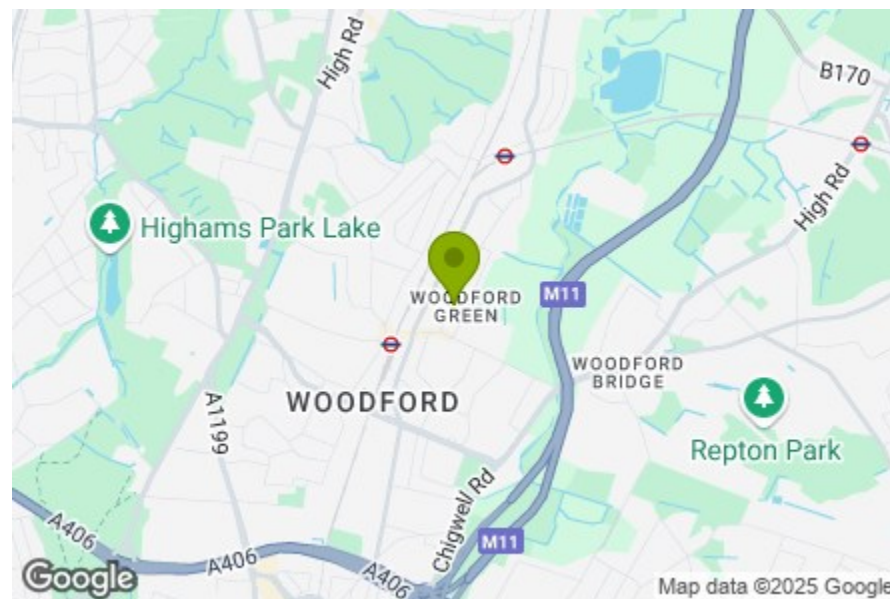
Total Area: 40.0 m<sup>2</sup> ... 430 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception Room  
12'11" x 11'0"

Bedroom  
10'11" x 9'1"

Kitchen / Diner  
9'9" x 9'5"

Shower Room  
6'8" x 5'10"



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		66	76
		EU Directive 2002/91/EC	



## PROSPECT ROAD, WOODFORD GREEN Offers In Excess Of £325,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom
- Ground Floor Flat
- Victorian Conversion
- Private Rear Garden
- 900+ Year Lease
- Well Presented
- Short Walk to Underground Station
- Close to Amenities

Fantastic one bedroom, ground floor Victorian conversion flat. You're ideally located in the leafy Woodford Green, great for both transport and amenities. Woodford Station is moments from your door giving access to the Central Line. Lovely green space is moments from your doorstep in the shape of the popular Ray Park, which has tennis courts, a bowls green and football pitches. The flat is well proportioned, with spacious rooms and even a private rear garden.

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#### IF YOU LIVED HERE...

As you enter this lovely flat, your bay fronted reception room sits on the left hand side. Light wood flooring sits underfoot and the room is beautifully bright and spacious. Next up is your bright and breezy double bedroom, with some handy integrated mirrored cupboards that help to bounce the light around.

There's more integrated storage in the hallway that leads to your impressively stylish kitchen/diner, a glorious space with sleek kitchen cabinets and fully integrated appliances. More of that pale wooden flooring lays underfoot, spotlights overhead light the room and you've got space for a dining table making this a charming eat-in kitchen.

This flat is completed by your bathroom, the keen sense of style continues in here with a large walk-in shower with sparkling glass doors and floating vanity sink.

You will love that rear garden, mostly paved so perfect for

outdoor dining. With glorious mature trees and bushes, it is a wonderful secluded outdoor space to relax.

You're wonderfully close to local amenities, with promenades of independent shops on surrounding streets including a handy post office and corner shops for your essentials.

#### WHAT ELSE?

- You will be happy to learn that this flat has a very long 900+ year lease.
- As mentioned, commuting and exploring London from here will be a breeze as you're a five minute walk from Woodford Underground Station on the Central Line, which gives access to major stations including Liverpool Street, Bank and Oxford Circus.
- This area is nestled between London and Essex and retains a countryside charm that is hard to beat. You have cricket pitches, tennis courts and an abundance of green space surrounding you.



#### A WORD FROM THE OWNER...

"I grew up and have lived in the area for 36 years, this was my first owned property and I have loved living here for the last 6 years. Travel connections are excellent, it is a 5 minute walk to Woodford Station (Central Line) which is great for a quick and easy commute into the City. The M25, A12 and A406 are also close by. The area is wonderful, there are shops just around the corner, including a Post Office. Woodford Broadway is also a 5 minute walk away - we love The Broadway Deli & Grocery for coffee and good quality produce, as well as Cook. There are also some lovely restaurants there, including Mezze, Rosso and The Sushi Co., as well as Seasons Wine Bar. There is a new gym there too now. Waitrose and Tesco are nearby. We are also close to South Woodford and Buckhurst Hill, which have excellent local bakeries, cafes, coffee shops and pubs, such as Gail's, Bobo & Wild and The Cuckfield. For walking and cycling, Ray Park and Knighton Woods are nearby. The area is safe, diverse and there is a mix of young professionals and families in the area. I have been fortunate enough to have wonderful, friendly neighbours and there is a lovely community feel."

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