

Total Area: 76.9 m² ... 828 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
12'9" x 11'4"

Reception
14'9" x 15'5"

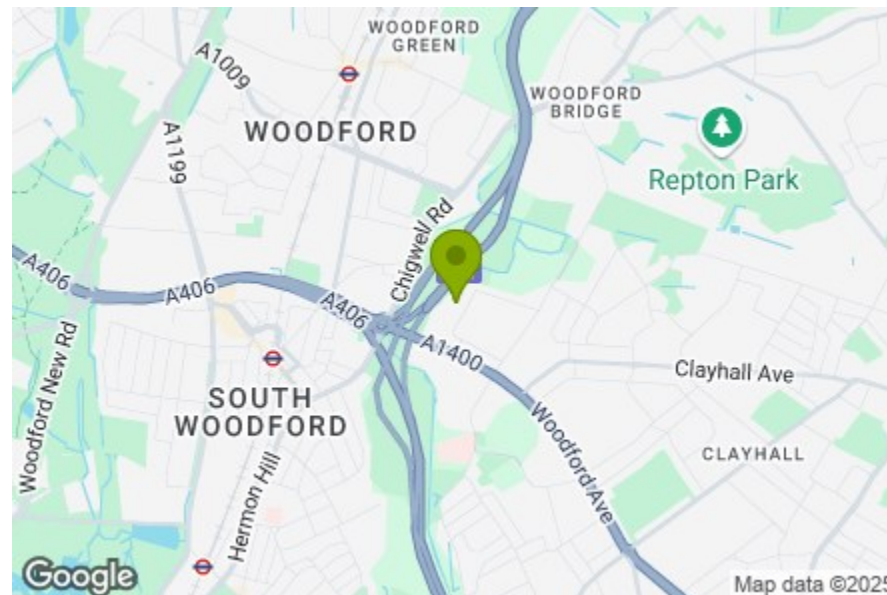
Kitchen
7'0" x 11'4"

Bedroom
9'11" x 11'11"

Bedroom
7'4" x 11'11"

Bathroom
8'7" x 7'10"

Garden
69'6" x 12'8"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(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



LECHMERE AVENUE, WOODFORD GREEN Offers In Excess Of £400,000 Leasehold 2 Bed Maisonette



Features:

- Two / Three Bedroom Maisonette
- First Floor
- Private Landscaped Garden with Direct Access
- Modern Kitchen With Plenty Of Cupboards
- Newly Fitted Bathroom
- Bright & Airy Throughout
- Peaceful No Through Road Setting
- Moments from Roding Valley Park
- Long Lease of 165 Years
- Walking Distance to South Woodford Station

Set on the first floor with leafy views, this bright and spacious 2/3 bedroom maisonette offers traditional charm and modern convenience in equal measure. Highlights include the private garden, modern kitchen, smart decor and fantastic location... Not only does it sit on a quiet no-through road close to Roding Valley Park, you've also got South Woodford station just a mile way, as well as all the amenities around it.

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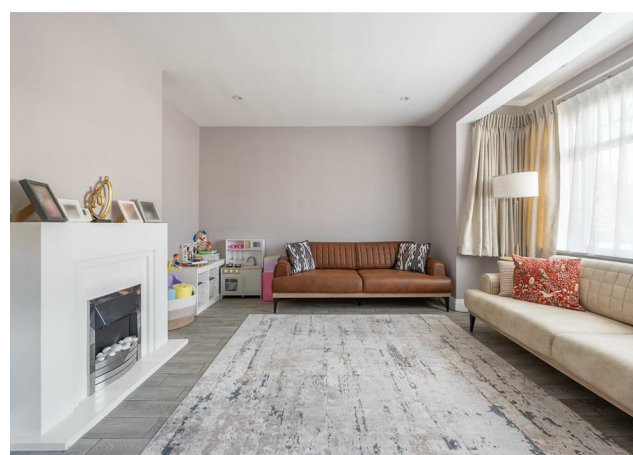
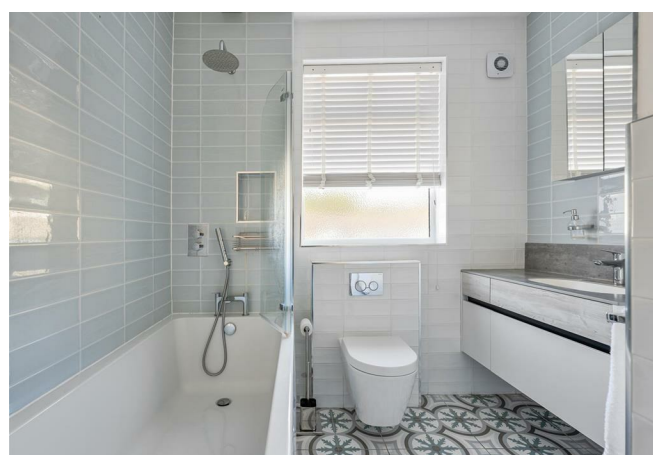
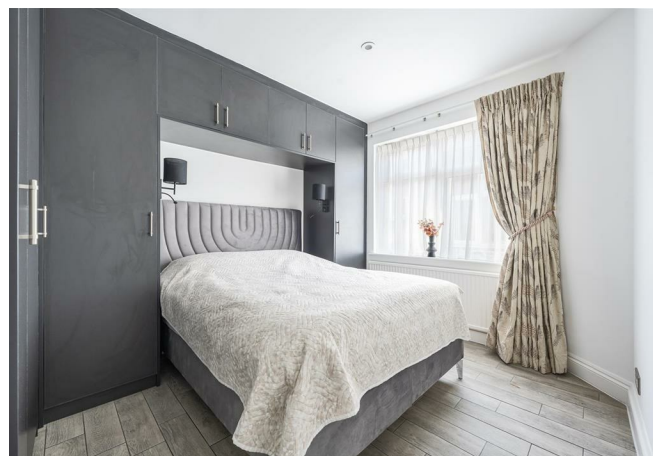
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IF YOU LIVED HERE...

With 828 square feet of internal space, you'll have a great time unpacking and settling in. The masterful layout makes the most of every inch, and the first floor views and large windows really add to the sense of space.

Due to its smart finish and generous proportions, the dual aspect reception room has a bright and brilliant feel. You'll really appreciate touches such as the recessed lighting, which you'll find throughout the home. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and stylish design.

You have a choice of utilising three bedrooms or using one as a second reception/living room. All three rooms are beautifully finished, each with unique features, such as the charming panelling in the smallest, and the custom storage in the large two. The bathroom is sleek and modern with an over-tub shower and pristine fittings.

Outside you have a large private garden, with a spacious lawn, leafy foliage and a convenient storage shed. There's plenty of nature beyond, too, including

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

As for amenities, just one mile away, South Woodford has a brilliant selection of stores, including a Waitrose and M&S, and even an Odeon cinema. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

WHAT ELSE?

-South Woodford station is around 20 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.

-Looking for a bite to eat? You can't go wrong with Bobo & Wild, an independent cafe where ingredients are sourced with great care resulting in some exceptional brunches. It's just a mile away?

-We don't believe that any pleasures should be labelled as 'guilty', so you can revel in the fact that you have a Toby Carvery an 11 minute walk away. See you in the line for extra roasties.



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 takeaway Sakura, and newly opened independent cafe Bobo & Wild. 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 on your doorstep, it's got the perfect balance of everything you need. 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! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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