



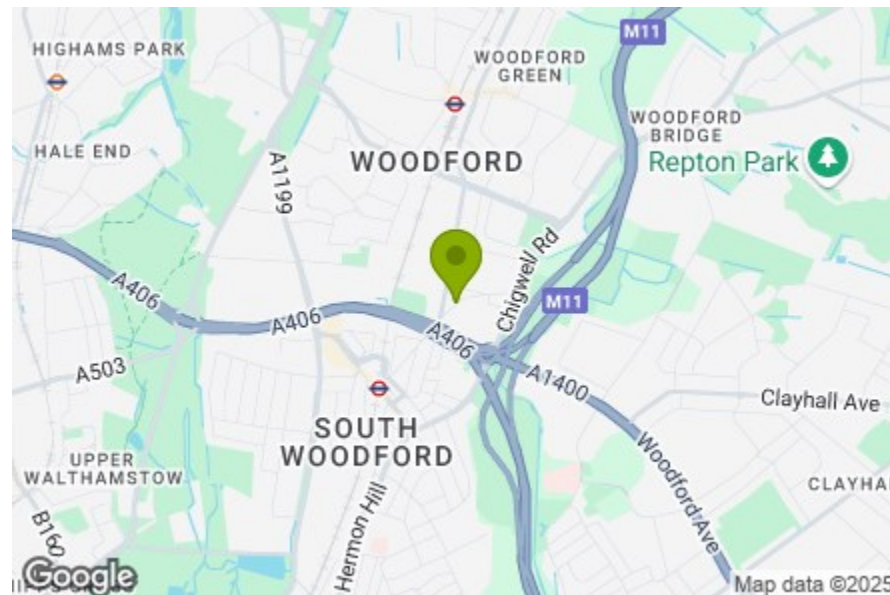
Kitchen/Lounge/Diner
16'8" x 12'3"

Bedroom
11'1" x 11'3"

Bathroom
8'3" x 6'3"

Total Area: 44.9 m² ... 484 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	



MAYBANK ROAD, SOUTH WOODFORD

Offers In Excess Of £325,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Apartment
- First Floor
- Immaculately Presented
- Off Road Parking
- Open Plan Living Space
- Close to South Woodford Station
- Easy Access to Roding Valley Park
- Long Lease

Situated on the first floor of a smartly designed purpose-built development, this sleek and modern one-bedroom apartment benefits from designated off-road parking and a bright open plan living space, not to mention the immaculate finish throughout.

As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, but you've also got South Woodford's excellent amenities within a short hop, including great transport links.

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0203 3691818

E11, E7, E12 & E15
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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
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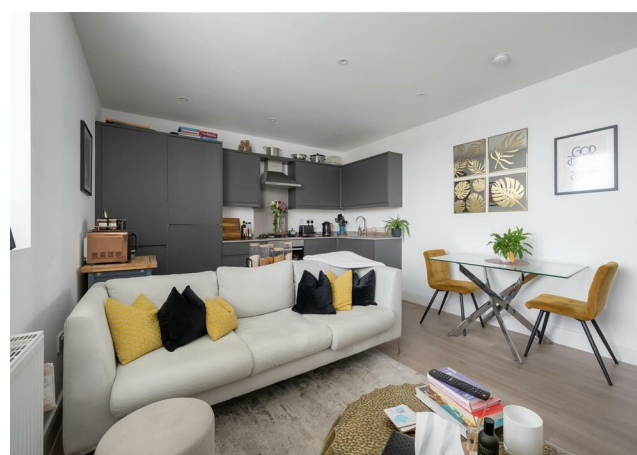
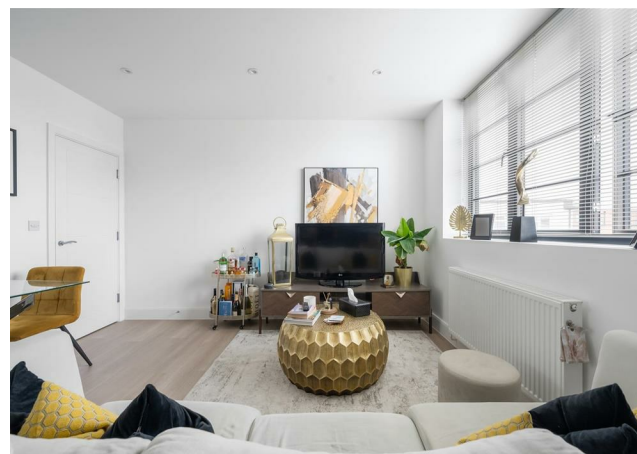
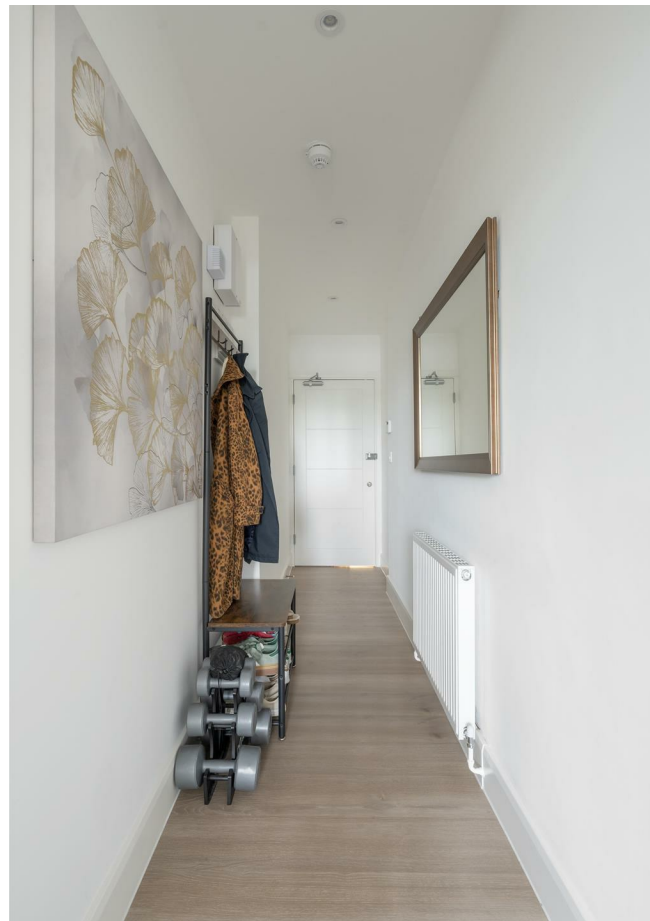
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

Thanks to the exceptional finish, this is a home to love and enjoy from the day you move in. The spotless decor and pristine floors in the living/kitchen area bring a warm atmosphere while also ensuring that you have scope for adding your own touches. There's plenty of room for working or socialising, and the stylish kitchen fittings will make cooking a pleasure.

The double bedroom shares the same neutral colour palette, with soft carpeting and in-built storage, while the bathroom is immaculate with sparkling fittings that you can enjoy while soaking in the tub or stepping in the shower.

As for beyond, there's plenty of greenery nearby, including Elmhurst Gardens, Epping Forest and Roding Valley. If you've not heard of it, the latter is a glorious nature reserve full of wildlife with great spots for picnicking and rambling just a few minutes from your front door.

Down in South Woodford, there's the new branch of Jones & Sons. Anyone who's been to the original restaurant in Dalston will testify that this is fine dining at its best. You've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own 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 14 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 16 minutes away on foot.

-Make the Railway Bell your new local. Just 14 minutes away, this traditional pub has a cracking beer list, great food, friendly staff and plenty of entertainment.



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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