



GARAGE
Area: 14.2 m² ... 153 ft²



GROUND FLOOR

Total Area (Excluding Garage): 59.6 m² ... 641 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.

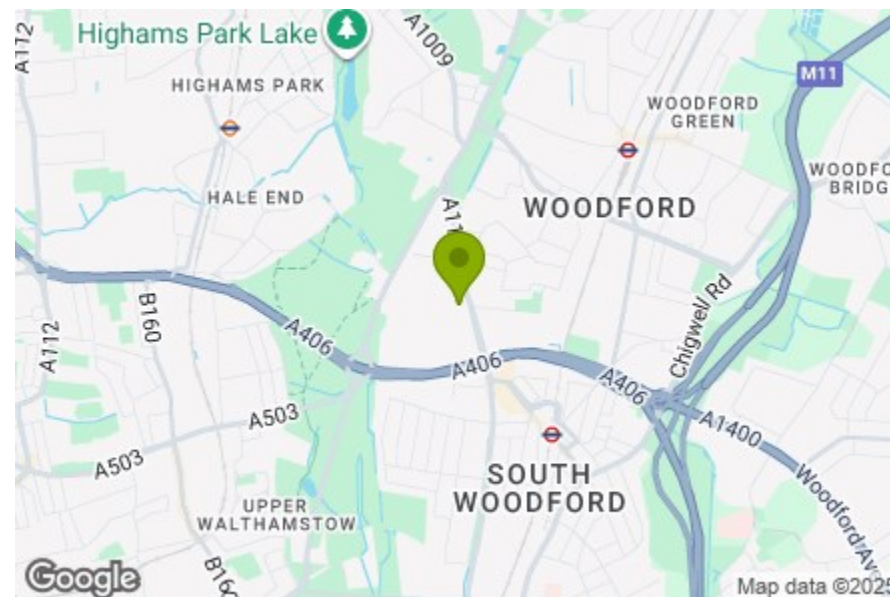
Kitchen/Lounge/Diner
16'10" x 12'7"

Bedroom
16'10" x 11'0"

Bedroom
12'2" x 8'3"

Bathroom
7'3" x 5'1"

Garage
17'11" x 8'6"



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		73	75
		EU Directive 2002/91/EC	



CHELMSFORD ROAD, SOUTH WOODFORD Offers In Excess Of £375,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Ground Floor
- Garage
- Refurbished Throughout
- Communal Gardens to Front & Rear
- 900+ Year Lease
- No Service Charge
- Close to Epping Forest

A pristinely presented two-bedroom apartment enviably appointed on the ground floor of a tranquil residential complex in the heart of sought-after South Woodford. Conveniently situated close to South Woodford Station, you'll benefit from seamless commutes across the Capital via the Central line. This urban connectivity is complimented by leafy surroundings as you'll enjoy proximity to the green expanses of Epping Forest.

One of the key attractions of this residence is its exceptionally long lease, with over 900 years remaining and no service charge, offering peace of mind and long-term security. The property also enjoys the added benefit of beautifully maintained communal gardens to both the front and rear, making it a prime find in one of London's most coveted suburbs.

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IF YOU LIVED HERE...

Beautifully refurbished and immaculately presented, this ground floor two-bedroom apartment offers a harmonious blend of style, comfort, and convenience. Bathed in natural light, the spacious open-plan kitchen, lounge, and diner create a warm, welcoming space ideal for modern living. Both bedrooms are generously proportioned, with sleek finishes and bespoke storage solutions. The contemporary bathroom showcases quality fittings, while the pristine hallway emphasises the attention to detail throughout.

Set within a well-maintained development, this home benefits from direct access to charming communal gardens at both the front and rear, perfect for relaxing in summer. A private garage offers additional practicality, ideal for secure parking or storage. With a remarkable lease exceeding 900 years and no service charge, this property represents a rare opportunity for both first-time buyers and downsizers seeking a long-term, low-maintenance home.

Ideally positioned just a short stroll from the vibrant George Lane, residents can enjoy independent cafés such as Bobo & Wild and Tipi Coffee, along with a plethora of local amenities. For those craving nature, the expansive greenery of Epping Forest is within easy reach, offering a tranquil escape from city life. This is an exceptional lifestyle opportunity in one of South Woodford's most desirable residential pockets.

WHAT ELSE?

Feeling creative? Pop over to Creative Biscuit, a local family-run ceramic café, just a short walk away, unlock your creativity and enjoy some therapeutic ceramic painting. Have a sweet tooth? Chocolate fans will love Le Mahzen Chocolatier, a cosy artisanal chocolatier offering a plethora of sweet treats, located on South Woodford's bustling High Road, just a short stroll away. Your local high road is also home to a number of independent eateries including local favourite, Village Indiya, pop in for some delectable Indian dishes. Unwind at the Churchfields recreational ground, ideal for dog walks or afternoon strolls.



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, Sainsbury's, 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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