

Bedroom  
13'10" x 12'7"

Reception Room  
11'10" x 11'6"

Kitchen  
8'7" x 7'11"

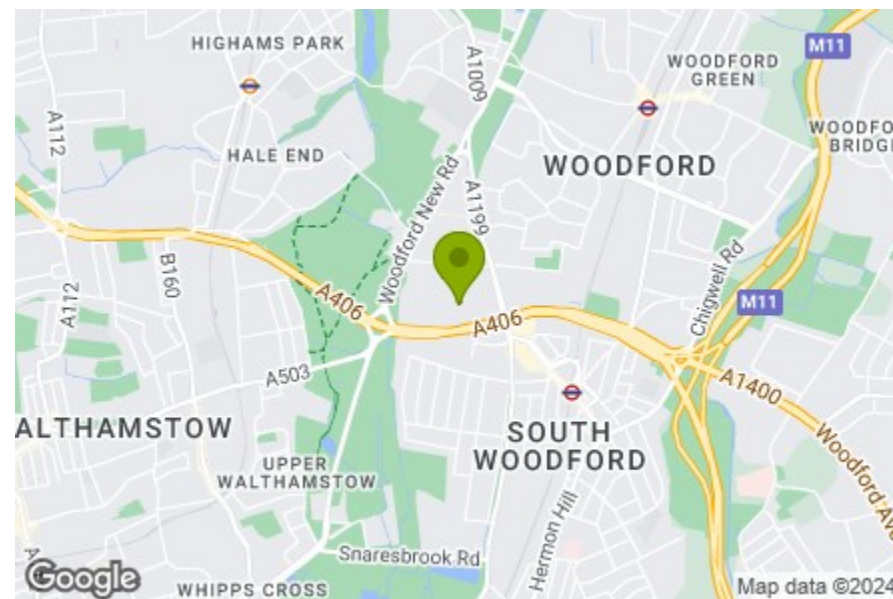
Bathroom  
8'7" x 5'11"

Bedroom  
19'3" x 12'0"

Cellar  
21'7" x 6'10"

Garden  
24'7"

Total Area: 72.4 m<sup>2</sup> ... 780 ft<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only.



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		65	74
		EU Directive 2002/91/EC	

## MALMESBURY ROAD, SOUTH WOODFORD Offers In Excess Of £425,000 Leasehold 2 Bed Flat



### Features:

- Two Bedroom Conversion
- Private Garden
- Private Driveway
- Extended
- Double Bedrooms
- Side Access
- End Terrace
- Chain Free & 999 Year Lease

On the market chain-free, this spacious two double bedroom conversion sits in a fantastic spot on the edge of Epping Forest, within easy reach of South Woodford's amenities, including great transport links and fantastic eateries.

As it's an end-terrace, the home benefits from side access, as well as having a private driveway, spacious garden, rear extension and cellar space.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

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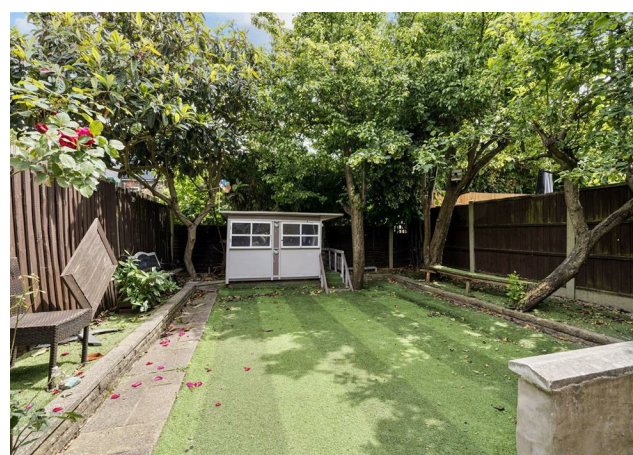
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#### IF YOU LIVED HERE...

The generous proportions of the period design combined with the more recent rear extension means this is a fantastically sized home, perfect for putting down some roots and making your own. You're set up well with the separate kitchen and reception room but the fact that the two rooms are adjoining (with a clever space-saving door) means you've got a great flow of light and a social ambiance while preparing food.

Both bedrooms are bright doubles - and the rear one has custom storage, as well as access to the sizeable garden. Step outside here and you'll find a low maintenance artificial lawn, mature trees and a well-built storage shed. There's another garden access point between the reception room and side return, as well as from the front since it's an end terrace.

The bathroom is a great size (you'll notice a theme here!) with both a bath tub and a walk-in shower.

Beyond your home, you'll love how this whole area balances rural charm with urban buzz. You'll enjoy being able to stroll the nine minutes to Lokkum, your

local lively Turkish fusion restaurant. Down in South Woodford, you've also got a brilliant selection of supermarkets, including a Waitrose and M&S, and the area even has its own cinema, which is a mere ten minute walk away from your home, as is Gail's bakery for any caffeine and cake needs. Be sure to mark your calendar for every third Sunday of the month, too, when the South Woodford farmers market is held.

As well its close proximity to Epping Forest, the home benefits from having Churchfields Park on its doorstep, a haven for families and dog walkers. It's all so wonderfully green, you'll easily forget that you're only around 45 mins from the centre of the capital.

#### WHAT ELSE?

- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.
- Your new local? How about the Railway Bell. It's only a 17 minute stroll, plus it has friendly staff, a great selection of ales and a lovely beer garden.
- South Woodford station is 17 minutes on foot, where the Central line can take you to Liverpool Street in just 20 mins. Meanwhile, drivers can be on the North Circular in just a few minutes.



#### 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 favourite 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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