



Reception Room
15'6" x 12'4"

Bedroom
12'5" x 10'1"

Kitchen
10'9" x 9'9"

Bathroom
6'9" x 5'2"

Garden
16'4" x 16'4"

Total Area: 56.2 m² ... 605 ft²
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		76	78
		EU Directive 2002/91/EC	



PRIMROSE ROAD, SOUTH WOODFORD

Offers In Excess Of £325,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Semi Detached Victorian Conversion
- First Floor
- Private Garden
- 169 Year Lease
- Zero Ground Rent & Service Charge
- Quiet Residential Road
- Station Location
- Chain Free

A perfectly placed and pleasantly spacious one bedroom apartment on the first floor of a substantial Victorian semi detached, just moments from South Woodford tube and the local social hub of George Lane. There's also a lovely private garden.

Presented chain free, for a speedy, hassle free move. You also have a 169 year lease, and zero ground rent and service charges for ultimate peace of mind.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Let's start in your sizeable reception room, where those generous period proportions give you 190 square feet of sociable space, lit by twin double glazed modern sash window, with smoky grey carpet underfoot and a striking vintage hearth taking centre stage. It's a splendid introduction, softly finished in cream.

Next door your bedroom's a 120 square foot double, with integrated floor to ceiling wardrobe to the left of the chimney breast and soft carpet underfoot. Descend the split level staircase to the rear and carpet gives way to smoky sandstone floor tiles, and your bathroom decked out in a classic vintage suite. Finally your kitchen's home to suite of pine cabinetry, and another charming vintage hearth.

Outside and, as noted, you're just a handful of footsteps from the heart of South Woodford, the social hub of George Lane home to a charming, ever evolving array of bars, cafes, restaurants and gastropubs, as well the landmark art deco Odeon cinema. You're

also just moments from South Woodford tube station, where the Central line will get you directly to Liverpool Street in eighteen minutes and Tottenham Court Road in twenty seven.

WHAT ELSE?

- Don't forget your garden. Accessed via the side and fenced off to the rear, it's a substantial expanse of lawn, just waiting for your personal touches.
- Roding Valley Park is just ten minutes' walk away any time you want to lose yourself in greenery. Follow the River Roding for miles, North and South.
- There's plenty more extra storage in your lower hallway, a mix of integrated floor to ceiling cupboards and open shelving. Always a welcome extra in London apartment living.



A WORD FROM THE OWNER...

"We purchased the flat for our daughter, who has since purchased a house with her boyfriend. The flat served her well, as she worked in the city and commuting was easy as well as socialising! The central line service is reliable and the area is covered by Uber and local cabs too.

It is a safe area and the neighbours are mostly professional and young families, you can see that homes are generally well kept and their gardens too. This property was 'a good stepping stone into the world of having your own space' a quote from our daughter.

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