

Directions

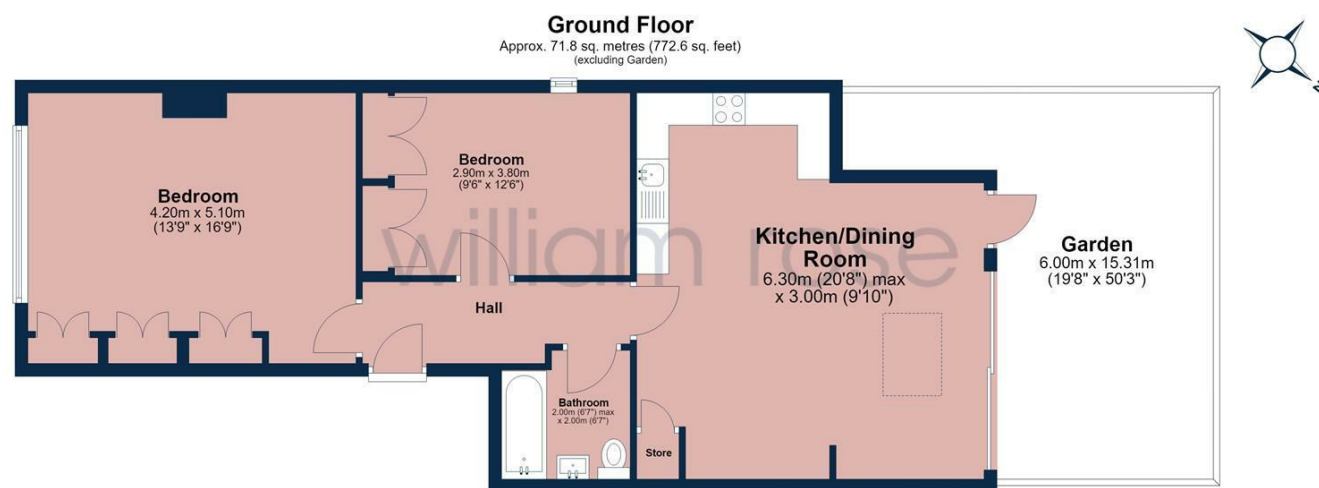
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Total area: approx. 71.8 sq. metres (772.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Lansdowne Rd



Flat 1, 44 Lansdowne Road, London, E18 2BB

£2,000 Per Month

- Two generous double bedrooms
- Bi-folding doors to private garden
- Contemporary fitted kitchen
- Off street parking space
- Approximately 773 sq. ft
- Ground floor apartment
- Lounge with skylight
- Large fitted wardrobes to both bedrooms
- Close to shops and station
- Detached building

Flat 1, 44 Lansdowne Road, London E18 2BB

This beautifully presented two-bedroom garden apartment offers an exceptional combination of generous living space, contemporary styling and a highly sought-after South Woodford location.



Council Tax Band: D



Occupying the entire ground floor of this attractive detached period building and extending to approximately 773 sq. ft., the property has been thoughtfully modernised throughout and centres around a stunning open-plan kitchen, dining and living area measuring over 20ft in length. Flooded with natural light from large bi-folding doors, this impressive entertaining space seamlessly connects the indoors with the private rear garden, creating the perfect setting for relaxing, dining and hosting.

The contemporary kitchen is finished with sleek cabinetry, extensive worktop space and integrated appliances, providing both style and practicality for everyday living. The open-plan design creates a wonderful social hub and makes excellent use of the available space. Both bedrooms are genuine doubles. The principal bedroom is particularly impressive, offering excellent proportions and ample space for wardrobes and additional furniture, while the second bedroom is equally versatile, making an ideal guest bedroom, home office or nursery. The modern bathroom has been finished to a high standard with a contemporary white suite, quality fittings and a clean, timeless design. Additional storage is provided via a useful internal store cupboard.

Outside, the private rear garden offers an excellent extension of the living space, with a generous lawn and patio area providing plenty of room for outdoor entertaining, summer barbecues or simply enjoying the peaceful surroundings.

Situated within an attractive detached building, the apartment enjoys an appealing sense of privacy rarely found in ground floor properties, whilst benefiting from its own private entrance and an enviable position within one of South Woodford's most desirable residential roads. This superb home is perfectly suited to professional couples, downsizers or small families seeking modern accommodation with outdoor space in an excellent London location.

Lansdowne Road is one of South Woodford's most desirable residential streets, combining attractive homes with exceptional convenience. The area enjoys a peaceful, established neighbourhood feel whilst remaining just moments from everything needed for modern day living.

South Woodford Underground Station (Central Line) is within comfortable walking distance, providing direct services to Stratford, Liverpool Street, Bank and the

West End, making the property ideal for commuters. The A406, M11 and M25 are also easily accessible for travel across London and Essex.

George Lane is the heart of South Woodford and offers an excellent selection of independent cafés, restaurants, coffee shops, supermarkets and boutique retailers. Popular venues including The Railway Bell, The Olive, Caffè Nero, Gail's Bakery and M&S Foodhall are all nearby, creating a vibrant local community with everything close at hand.

Nature lovers will appreciate being just a short distance from Epping Forest, providing thousands of acres of ancient woodland, walking trails, cycling routes and open green space. The area is also well served by highly regarded schools, leisure facilities and sporting clubs, making it a consistently popular location for professionals and families alike.

Offering an outstanding balance of green surroundings, excellent transport links and a thriving high street, South Woodford continues to be one of East London's most desirable places to live.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.