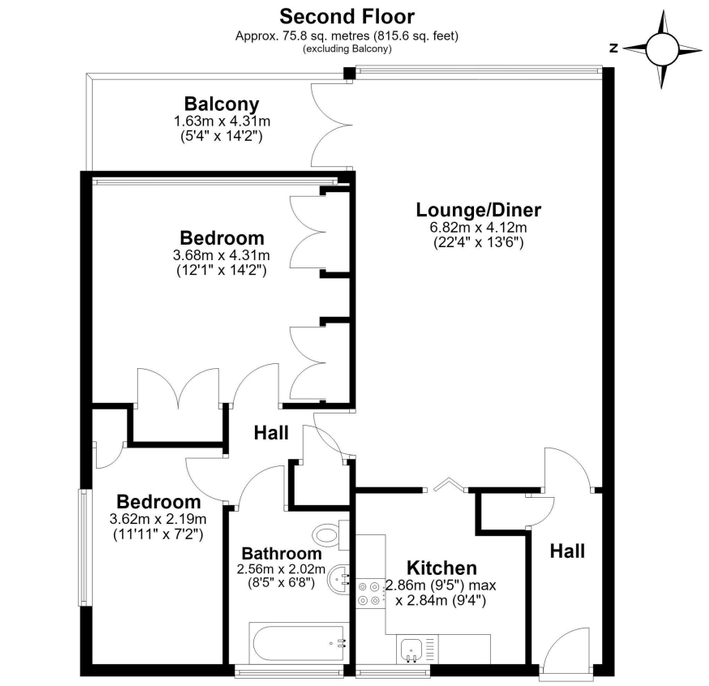


Total area: approx. 75.8 sq. metres (815.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Woodford Road

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Woodford Road, South Woodford

Asking Price £425,000 Leasehold - Share of Freehold

- Two Bedrooms
- 815 Square feet of living space
- Private balcony
- Communal gardens
- Second-floor apartment
- 22'4 Lounge/diner
- Lift
- 0.5 miles to South Woodford Underground Station

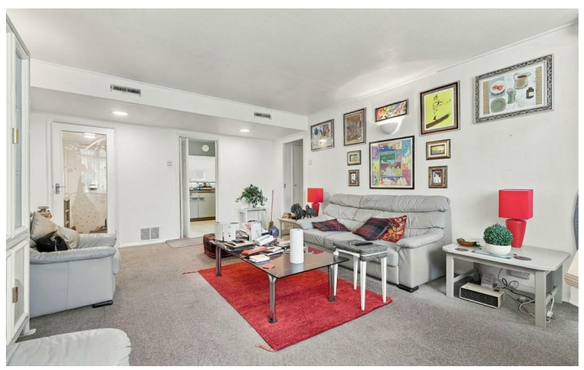
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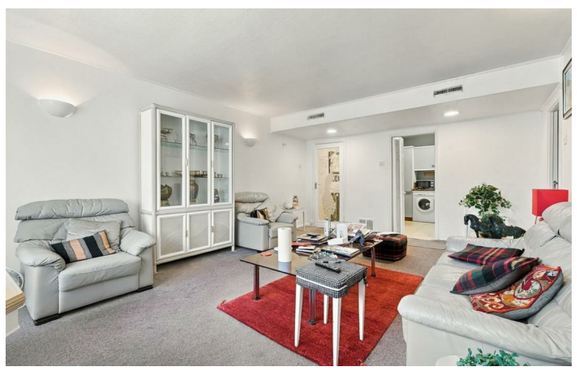
Woodford Road, South Woodford

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to present this exceptional two bedroom, second-floor apartment occupying a prestigious position within the highly sought-after Walbrook development on Woodford Road.

2 | 1 | 1 | C | Council Tax Band: D







The property features a particularly impressive open-plan reception and dining area, with large windows providing excellent natural light and creating a pleasant, airy atmosphere. There is ample space for both comfortable seating and a dining table, making this an ideal area for relaxing and entertaining.

The balcony provides an additional outdoor space and an opportunity to enjoy fresh air and the surrounding outlook. The separate fitted kitchen offers a good range of wall and base units, wooden work surfaces and integrated cooking facilities, together with space for additional appliances. The kitchen is practical and well laid out. There are two well-proportioned bedrooms.

The principal bedroom is generously sized while the second bedroom provides a versatile space suitable for a guest bedroom, home office or additional living requirements. The accommodation is completed by a family bathroom, with further useful storage throughout the apartment.

Residents also benefit from lift access, CCTV security, ample visitor parking and beautifully landscaped communal gardens. Walbrook is renowned for its tranquil setting, exceptional privacy and immaculate communal grounds, whilst remaining conveniently close to the vibrant amenities of South Woodford. George Lane is approximately 0.4 miles away, offering an excellent selection of independent boutiques, supermarkets, cafés, restaurants and popular pubs.

The vast open spaces of Epping Forest are also nearby, providing miles of woodland walks and outdoor recreation. Wanstead High Street is just a short distance away, offering a further impressive range of shops, eateries and local amenities. For commuters, the location is exceptionally well served. South Woodford Underground Station (Central Line) is approximately 0.5 miles away, whilst Snaresbrook Station is around 0.6 miles, providing convenient connections towards the City, Liverpool Street, Stratford and Canary Wharf.

Lease Information: 158 Years from 29th September 1962 (94 Years remaining)
Service Charge: £3,411.39 Per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: C70
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Lounge/Diner
22'4 x 13'6

Kitchen
9'5 x 9'4

Bathroom
8'5 x 6'8

Bedroom
12'1 x 14'2

Bedroom
11'11 x 7'2