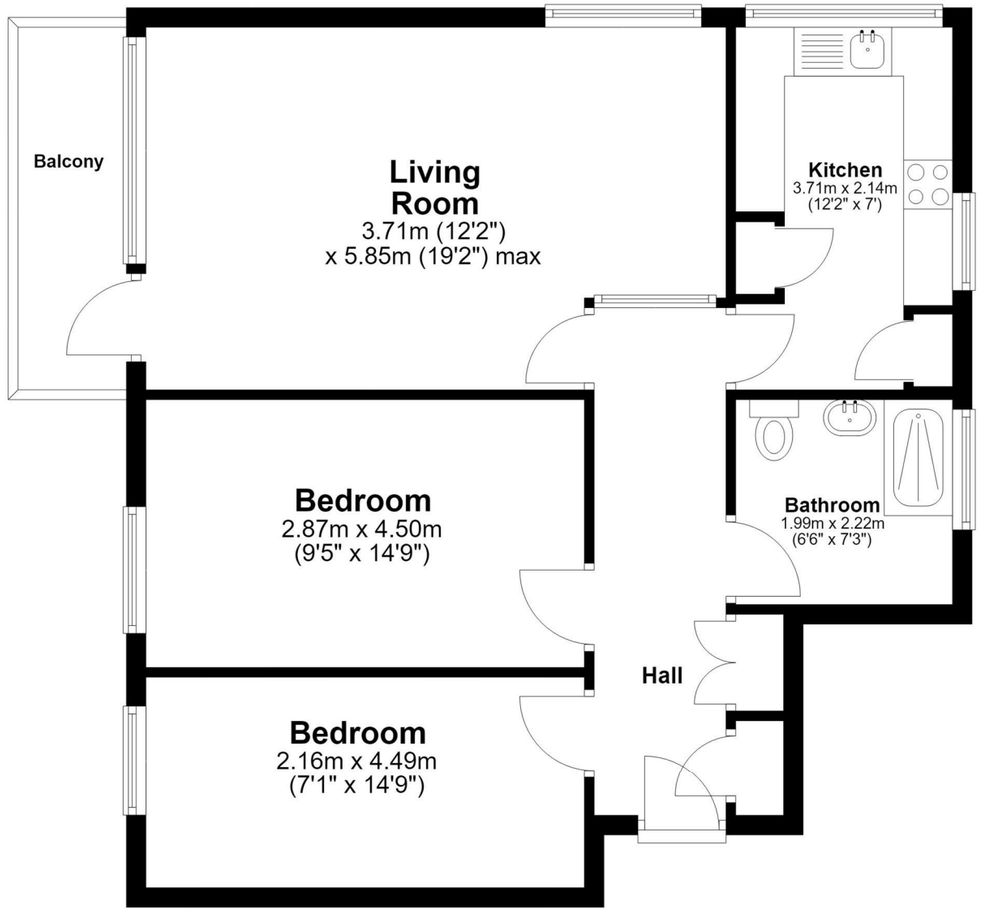
Second Floor

Approx. 66.2 sq. metres (712.3 sq. feet)
(excluding Balcony)



Total area: approx. 66.2 sq. metres (712.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Hermitage Walk

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www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Orwell Lodge, South Woodford

£485,000 Leasehold - Share of Freehold

- Two bedroom apartment
- Newly refurbished communal area
- Garage en-bloc
- 0.2 miles to Snaresbrook Underground Station
- Share of Freehold
- Second floor
- Underfloor heating throughout
- Excellent condition
- Lift access

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Orwell Lodge, South Woodford

SOLD BY PETTY SON & PRESTWICH Set within this sought-after and well-established development, this spacious two-bedroom second-floor apartment enjoys an enviable position on the edge of Epping Forest, with the added benefit of a private south-facing balcony.

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









Perfectly located just 0.2 miles from Snaresbrook Station and Wanstead High Street, the property offers an excellent balance of convenience and tranquillity. The development is tucked away within a quiet cul-de-sac, yet remains ideally placed for easy access to the City and Central London.

The surrounding area is also renowned for its excellent choice of schools, including Snaresbrook Prep, Forest, Snaresbrook Primary, Wanstead Church and Our Lady of Lourdes. Living here offers the best of both worlds. The extensive open spaces of Epping Forest are quite literally on your doorstep, providing an exceptional setting for weekend walks, morning runs and leisurely afternoons outdoors.

The private south-facing balcony creates the perfect spot to unwind, enjoy the sunshine and take in the changing seasons. The development itself is one of the property's key attractions. It is generously proportioned, well regarded and particularly popular with residents, offering secure residents' parking, a substantial garage en bloc with sufficient space for a car, bicycles and additional storage, as well as recently refurbished and well-maintained communal areas. Secure entry phone access and a passenger lift provide further convenience, making day-to-day living effortless. Upon entering the apartment, you are welcomed by a spacious and bright hallway, finished with crisp white walls and high-quality, solid oak flooring that continues throughout much of the property.

Fully underfloor heated with individual room thermostats, a truly stand out feature, the property offers effortless, year round comfort. A large and highly practical storage cupboard can be found in the hallway, whilst the accommodation flows naturally from either side and provides an inviting first impression.

The impressive lounge/diner benefits from dual-aspect windows and an expansive wall of patio doors opening directly onto the private south-facing balcony. The combination of natural light, generous proportions and direct outdoor access creates an excellent space for both relaxing and entertaining.

The modern fitted kitchen features an integrated fridge/freezer, dishwasher and Bosch washing machine, alongside stylish dark-walnut shaker-style units and attractive black-and-white mottled worktops. Dual-aspect windows flood the room with natural light, while a wide serving hatch creates a subtle connection with the living space, maintaining a sense of separation between the two rooms while allowing them to work beautifully together.

There are two spacious and beautifully presented bedrooms, both offering comfortable and versatile accommodation. Completing the property is a luxurious double shower room, fully tiled in an elegant sand-toned finish.

Overall, this is a superb opportunity to acquire a spacious and well-appointed apartment within a highly sought-after development in an exceptional location, combining excellent transport links and local amenities with the rare advantage of Epping Forest and green open spaces right on the doorstep.

Lease Information: 999 years from 1st January 2017 (989 years currently remain)
Service Charge: £2136 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: C77
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
12'2" x 19'2"

Kitchen
12'2" x 7'

Bedroom
271'11" x 14'9"

Bedroom
7'1" x 14'9"