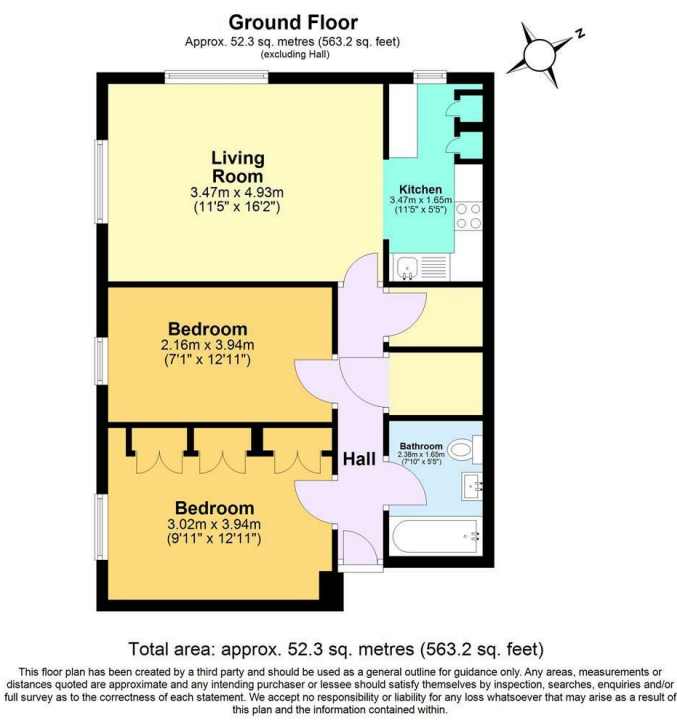




Lynwood Close

Council: Redbridge | Council Tax Band: C | Floor Area: 563.20 sq ft

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	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Lynwood Close, South Woodford, E18 1DP
Guide Price £315,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



This purpose-built ground floor apartment forms part of a well-maintained small block in a prime South Woodford location. Tucked away in a quiet cul-de-sac, it is ideally positioned close to the wide selection of shops, cafés and restaurants along George Lane, as well as the popular Elmhurst Gardens and South Woodford Underground Station.

The apartment offers an excellent layout that combines practicality with style, making superb use of space while providing generously sized rooms and excellent built-in storage throughout. Large picture windows along the sunny west and south-facing elevations fill the home with natural light and create a bright, airy feel.

Designed to suit modern living, the spacious open-plan living room and kitchen extend to over 20 ft and enjoy a dual-aspect outlook. Both rooms face west, benefiting from afternoon and evening sunshine. The kitchen is fitted with a range of sleek white wall and base units, tiled splashbacks and integrated appliances, while the living area enjoys pleasant leafy views and a welcoming atmosphere.

The principal bedroom measures approximately 13'0" x 9'0" and features a full wall of built-in wardrobes. The second bedroom, also a comfortable double at 13'0" x 7'2", sits adjacent. Opposite are two useful walk-in storage cupboards, helping to keep the apartment beautifully uncluttered. The bathroom is presented in immaculate contemporary style and benefits from natural light, featuring a modern bath with mixer shower and a wash basin/WC console.

Further benefits include double-glazed windows throughout, bespoke plantation shutters to most windows, laminate flooring to the main living areas and soft carpeting in the bedrooms for added comfort.

The location is particularly appealing, with the attractive village atmosphere of South Woodford and the amenities of George Lane just a 10–15 minute walk away, offering an eclectic mix of independent boutiques, cafés and high street brands. Elmhurst Gardens is moments away, while the expansive 160-acre Roding Valley Park and Nature Reserve provides superb green open space nearby.

Transport connections are excellent. South Woodford Underground Station is less than a 15-minute walk away, providing direct Central Line access to the City in approximately 18 minutes and the West End in around 27 minutes. Road users are equally well served, with the North Circular (A406) and M11 both only a short drive away.