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**177 Wood Street, London, E17 3NU**



**£1,600 Per Month**

Kings Group estate agents are proud to present this lovely first floor Two Bedroom flat. The property is ideally located just a short walk to Wood Street Station. This property benefits from double aspect windows from the front of the lounge which floods the room with natural light. A generous size bathroom with a full size bath tub, and modern tiled walls, This property is also very well located just a stone throw away from Wood street over ground station, and the very popular Wood Street shopping parade which consists of shops pubs, restaurants as well as an indoor Georgian market. Kings Group are acting as sole agents on the property so can only be viewed through us. Don't miss out on this fantastic opportunity and call today!

### **Hallway**

**10'5" x 3'3" (3.2 x 1.0 )**

Double radiator, power points,

### **Bedroom one**

**11'9" x 8'2" (3.6 x 2.50 )**

Double glazed window to the side and rear, laminate flooring, double radiator , power points.

### **Bedroom Two**

**9'6" x 6'6" 19'6"10" (2.90 x 2. 60 )**

Double glazed window to the rear, laminate flooring, double radiator , power points.

### **Bathroom**

**8'4" x 5'2" (2.56 x 1.60 )**

Single Radiator, tiled flooring, tiled walls, extractor fan, power points, thermostatically controlled shower, mixer tap with vanity unit , low level flush wc.

### **Lounge/ Diner**

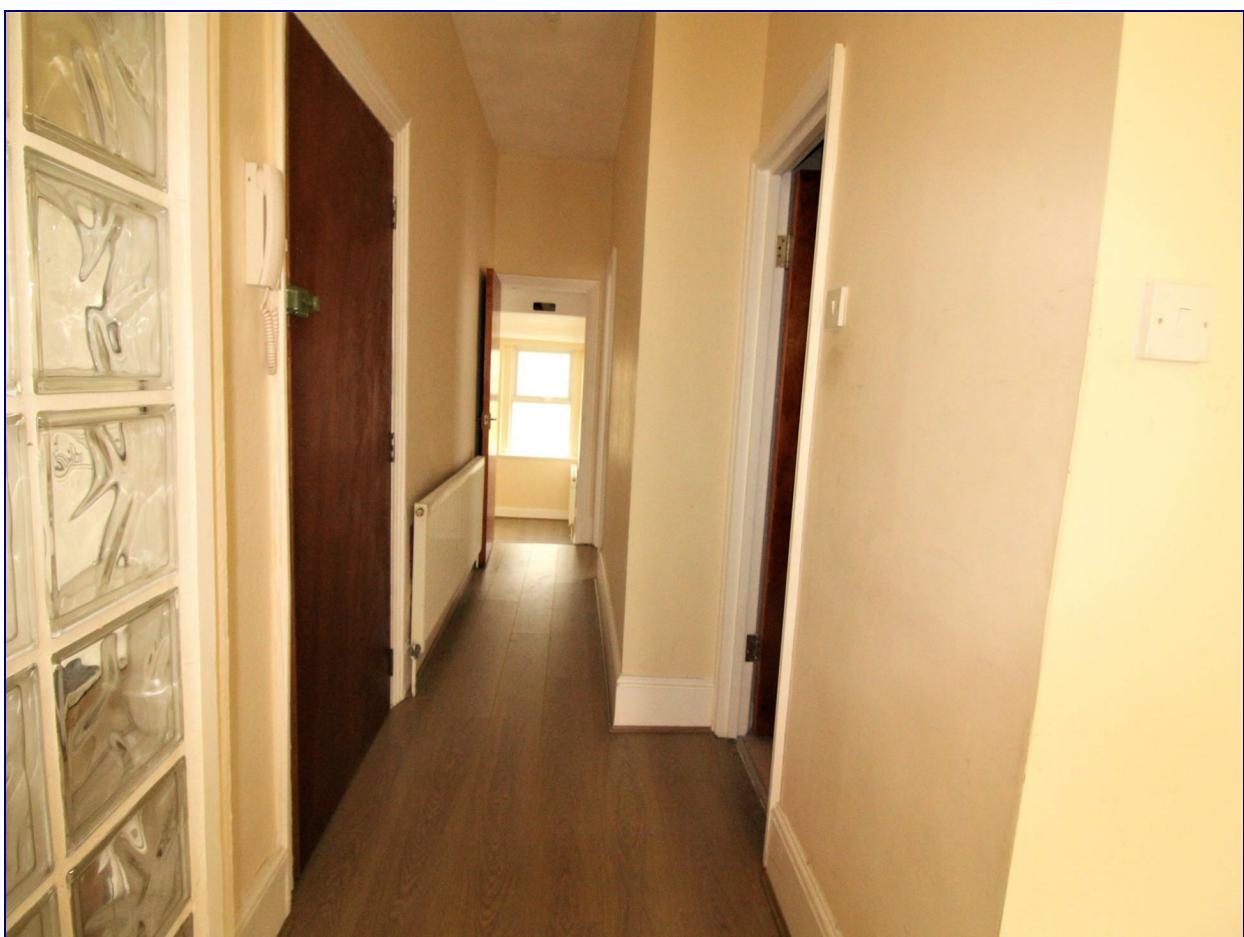
**13'1",36'1" x 11'11" (4.11 x 3.65 )**

Double glazed windows to the front, power points, laminate flooring,

### **Kitchen**

**13'6" x 6'8" (4.12 x 2.04 )**

Double glazed windows to the front, laminate flooring, tiled splash backs, roll top work surfaces. integrated oven, electric hob. power points, plumbing for washing machine.





TOTAL FLOOR AREA: 44.0 sq.m. (473 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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