



Bedroom  
 13'9" x 8'6"

Living Room/Kitchen  
 23'7" x 9'10"

Bathroom

Hallway

Total Area: 43.8 m<sup>2</sup> ... 471 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D		71	71
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## GEORGE LANE, SOUTH WOODFORD

£1,650 Per Calendar Month  
 1 Bed Flat



### Features:

- Spacious One Bedroom
- Open Plan Kitchen
- Newly Refurbished
- Located on First Floor
- Unfurnished
- Secure Entrance
- Located On George Lane
- Minimum 12 Months Tenancy
- No Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400

Positioned in the heart of South Woodford, moments from the Central line station, this bright and newly finished one-bedroom apartment is set on the first floor of a smartly developed period building. Highlights include a spacious open-plan living area, pristine decor throughout and excellent levels of natural light.

As well as South Woodford's transport links and amenities right on the doorstep, the apartment also enjoys easy access to green open spaces, with Epping Forest and Roding Valley nearby.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Extending to 471 square feet, this apartment offers a welcoming space you can truly feel at home in from day one. Beautifully finished throughout, it provides the perfect backdrop for settling in and getting to know the local area.

The spacious open-plan lounge and kitchen are naturally bright thanks to the south-west facing windows, with a clever layout that subtly separates the areas without interrupting the flow of light. There's ample space for both relaxing and dining, while the kitchen is sleek and modern, fitted with pristine appliances and contemporary finishes.

The bedroom is generously proportioned with immaculate decor, and the modern bathroom features contemporary fittings. Storage has been well considered throughout, including handy built-in cupboards in the hallway.

Outside, the vast green space of Roding Valley Park is a short stroll away, while Epping Forest is a similar distance in the other direction. Even closer to home, you'll find all the amenities of George Lane. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema for that big screen experience.

As for getting further afield, South Woodford station is just four minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes.



#### WHAT ELSE?

- Make the Railway Bell your new local - it's only a short hop away after all, plus it has friendly staff, and a great selection of drinks.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked goods and handcrafted arts.
- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's an easy walk from your home.

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