



Bedroom
 13'9" x 8'6"

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

Bathroom

Hallway

Total Area (Excluding Balcony): 45.2 m² ... 487 ft²

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		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	71
		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 Ground 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, just moments from the Central line station, this bright and newly finished one-bedroom apartment is set on the second floor of a smartly developed period building. The property features a generous open-plan living space, flawless decor and excellent levels of natural light, complemented by a private balcony that adds valuable outdoor space.

With South Woodford's transport links and local amenities right on the doorstep, the apartment is also ideally placed for enjoying nature, with Epping Forest and Roding Valley close by.

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IF YOU LIVED HERE...

Spanning 487 square feet, this bright and beautifully presented apartment offers a welcoming home from day one. It provides an ideal base for settling in and enjoying everything the local neighbourhood has to offer.

The open-plan lounge and kitchen are filled with natural light and thoughtfully designed, with the lounge area opening onto a private balcony, while the kitchen is modern and equipped with pristine appliances.

The bedroom is generously proportioned, complemented by a contemporary bathroom with sleek fittings. Practical

storage has been well considered, including a handy built-in cupboard 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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