



KITCHEN/LOUNGE/DINER
10'10" x 23'8"

BEDROOM
10'10" x 11'8"

BATHROOM
6'11" x 6'9"

Total Area (Excluding Balcony): 47.7 m² ... 513 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, LONDON

£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 first floor of a smartly developed period building, offering a generous open-plan living space, immaculate decor throughout and excellent natural light, with the added benefit of a private balcony extending the living space outdoors.

Alongside the fantastic transport links and local amenities on the doorstep, the apartment is also well placed for green open spaces, with Epping Forest and Roding Valley close by. The best of both worlds.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Extending to 513 square feet, this bright and beautifully finished apartment is a welcoming home from the moment you move in. It offers the perfect base for settling in and exploring the local neighbourhood.

The open-plan lounge and kitchen are naturally light and thoughtfully laid out. The lounge area opens onto a private balcony, perfect for relaxing outdoors, while the kitchen is modern and fitted with pristine appliances.

The bedroom is generously sized with built-in storage, while the contemporary bathroom features sleek, modern fittings.

Additional storage is provided by a handy 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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