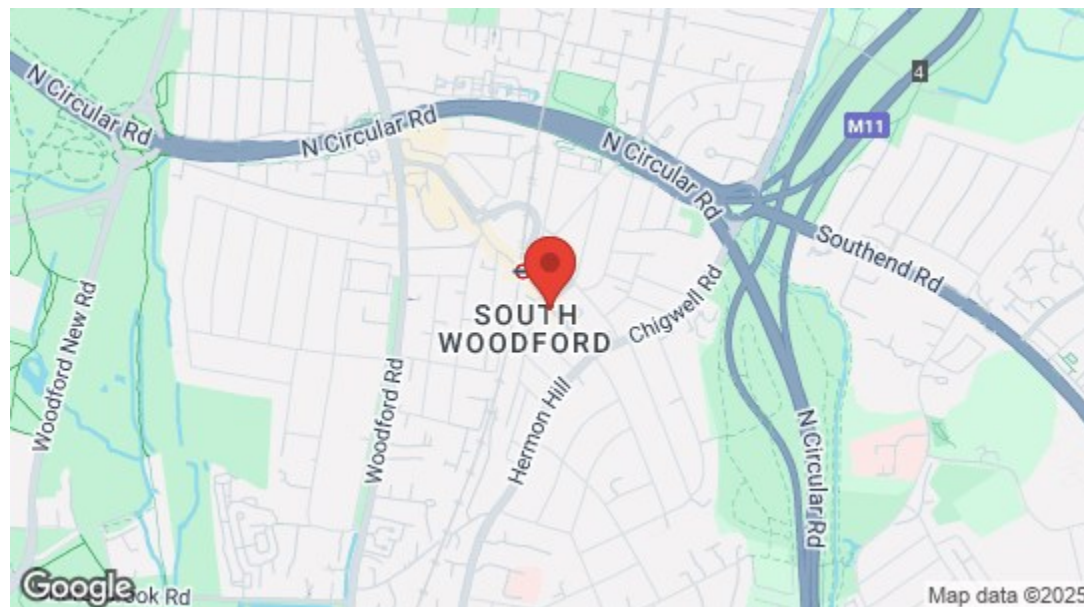




George Lane, South Woodford
£1,850 Per Calendar Month
2 bed, Flat



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	



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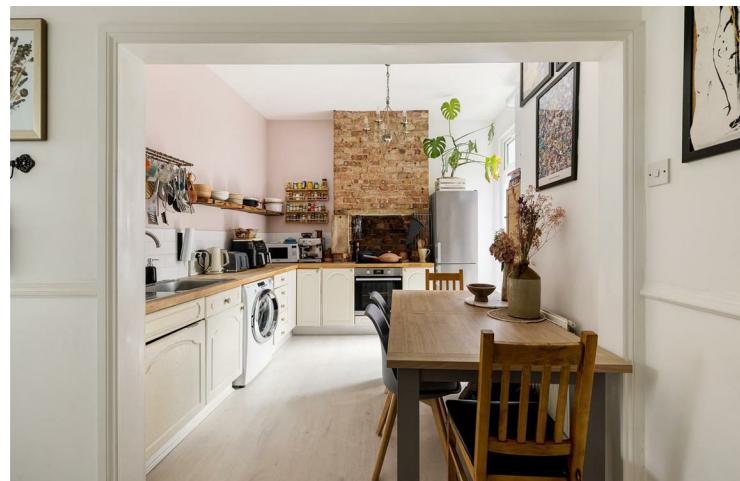
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Features

- Two Bedrooms
- Ground Floor
- Private Garden
- Well Presented
- Short Walking Distance To South Woodford Station
- Located on George Lane
- Kitchen-Diner
- Street Parking
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

This well-presented two-bedroom apartment gives you 641 sq ft of living space — plus your own private garden. Set on the ground floor of a characterful brick period building, it offers a calm, leafy backdrop while keeping you close to South Woodford's shops, cafés, and excellent transport links. South Woodford station (Central Line) is just a short walk away, taking you to Liverpool Street in around 15 minutes and the West End in just over half an hour. As for green spaces, you're under a minute's walk from both Epping Forest and Roding Valley Park – great places to explore on foot or by bike.



WHAT ELSE?

Food lovers will appreciate the diverse selection of restaurants, cafes, and pubs, including the popular Splash Kitchen and Bobo & Wild for coffee and brunch, plus the much-loved namesake gastropub, The George. Movie buffs will love grabbing some popcorn and heading to Woodford's Art Deco Odeon cinema. If you're driving, you'll be pleased to find you can be on the North Circular in five minutes.







➡ IF YOU LIVED HERE...

Step through the front door and straight into the living room — a bright, welcoming space thanks to a large bay window framed with white plantation shutters that let the light in while giving you privacy when you want it. A black fireplace anchors the room with a bold focal point - a nice contrast to the pale engineered wood flooring that runs throughout the whole property. A discreet cupboard under the stairs provides storage space for everyday items and clutter you'd prefer kept out of sight.

Carry on through to the kitchen/diner, where almond-pink walls meet cream cottage-style cabinets and chunky wood worktops. The exposed brick chimney breast has been cleverly reworked to house the extractor above the induction hob, adding character with purpose. French doors pull in even more light and open directly to the garden, making the space feel easy and connected.

Outside, the southwest-facing garden is paved for low maintenance and surrounded by wooden fencing for privacy. It's a proper sun trap through the day, with a shed tucked at the rear for extra storage.

Back inside, you'll find two bedrooms. The smaller is flexible — ideal as a guest room, nursery, home office, or creative hideaway. The larger double sitting at the rear is dual-aspect, with light streaming in all day, while built-in shelving and storage help keep things organised.

The bathroom brings a spa-like calm, wrapped in warm, sandy tiles from floor to ceiling. A vanity-mounted basin and walk-in shower keep the space sleek and practical, while the overall finish feels quietly luxurious — somewhere you'll actually look forward to starting (or ending) your day.

For shopping, the convenience of George Lane is hard to beat. Whilst it's lined with boutique stores and essential services, there's a Waitrose and a Sainsbury's to cater to everyday needs as well as a popular monthly farmers' market.

