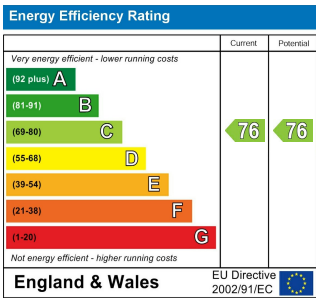
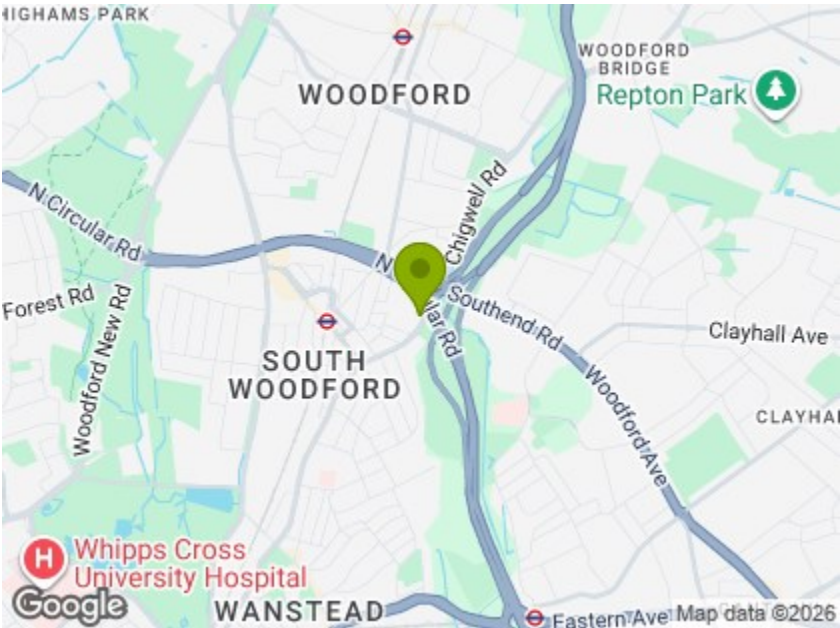


Total Area (Excluding Balcony): 78.1 m² ... 841 ft²

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.



CHIGWELL ROAD, SOUTH WOODFORD
£1,800 Per Calendar Month
2 Bed House



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Gated Allocated Parking
- Large Private Balcony
- Open Plan Kitchen/Diner
- Lift Access
- Communal Gardens with Kids Playground & Roof Terrace
- Opposite Roding Valley Park & Close to Tube Station
- Holding Deposit: equivalent to one week's rent capped at £400

Set in highly sought-after South Woodford, this bright and modern two-bedroom, two-bathroom apartment offers a wealth of features, including a private balcony, communal gardens, a roof terrace, off-street parking, and a spacious open-plan kitchen/reception finished to an immaculate standard.

The location is equally impressive: opposite the much-loved Roding Valley Park, with South Woodford's excellent amenities and transport links right on your doorstep.

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IF YOU LIVED HERE...

You'll immediately appreciate how this whole development has been designed with modern living in mind, and you'll quickly become accustomed to the convenient features such as the secure parking.

Inside your 841 square foot home, the open plan kitchen/living room is bursting with natural light, with smart flooring sweeping the length and plenty of room for dining and relaxing. The kitchen area has sleek units and contemporary appliances, so entertaining will be top of the list when you settle in.

The two double bedrooms are both just as plush. One has an ensuite, and there's another smart bathroom in the mix, just as contemporary. The spacious hallway offers in-built storage, as do the bedrooms.

The spacious balcony will be fantastically handy during warmer months. You'll

also enjoy making the most of the communal gardens and roof terrace - the perfect way to meet your neighbours and pick up some top tips about this wonderful area (although there's plenty of space to enjoy some alone time too).

Beyond, you'll find the vast green space of Roding Valley Park mere metres away. In contrast to all this nature, you've got the amenities of George Lane right on your doorstep... In this area you'll find delis, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention an Odeon cinema.

As for getting further afield, South Woodford station is a short walk. From here the Central line can take you to Liverpool Street in around 20 mins. Certainly a speedy commute by London standards!



WHAT ELSE?

- Make the Railway Bell your new local - it's only a ten minute stroll away after all, plus it has friendly staff and a great selection of food and drink.
- 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 good and handcrafted arts.
- How about celebrating your move to E18 with a trip to Jones & Sons? Anyone who's been been to the original restaurant in Dalston (the filming location of Boiling Point no less) will testify that this is fine dining at its best. A treat you'll deserve after all that unpacking.

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