



Woodriffe Road, London E11 1AH

Guide price £525,000

Stylish 2-Bed Flat with Private Garden, Moments from Leytonstone Station

Step into modern comfort and convenience with this exceptional 2-bedroom flat, ideally situated in the vibrant neighbourhood of Leytonstone. Located just a quick stroll from Leytonstone Station, this property offers the perfect blend of urban living and tranquil retreat, complete with its own private garden.

Key Features:

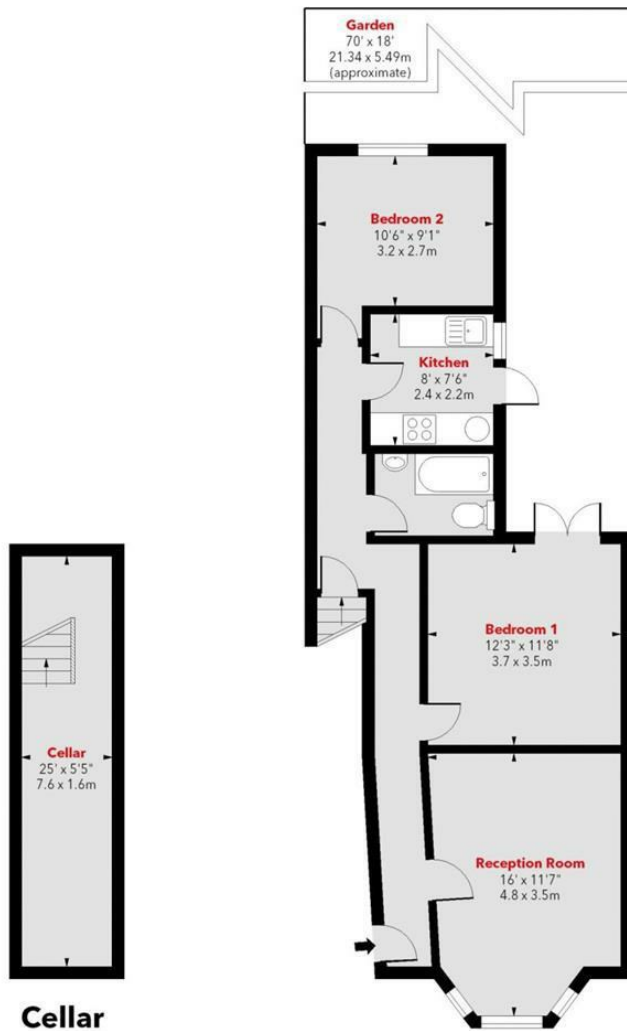
Two double Bedrooms: This beautifully presented flat boasts two generously sized bedrooms, providing ample space for both relaxation and productivity.

Private Garden: Escape the hustle and bustle of city life in your own private oasis. The secluded garden offers a peaceful retreat for al fresco dining, gardening, or simply unwinding amidst nature.

Modern Kitchen: The sleek and contemporary kitchen is fully equipped with modern appliances and ample storage space, making meal preparation a breeze.

Woodriffe Road, London E11 1AH





Floor Area 138 Sq Ft - 12.82 Sq M

Floor Area 675 Sq Ft - 62.71 Sq M



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			
		70	77
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

