

## George Lane, London E18 1AN

**£1,400**

Birchills Estate Agents are very pleased to present the rental market this lovely 1 double bedroom 1st floor flat above a shop, within very close walking distance to South Woodford Tube Station.

This beautiful home offers 1 double bedroom, huge separate living room open plan to a very smart kitchen with appliances, bathroom, and a courtyard.

There is plenty of on street resident permit parking to the surrounding roads.

Shops, restaurants, bars, cafes, major supermarkets, even a cinema - on your doorstep !

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to rent very quickly

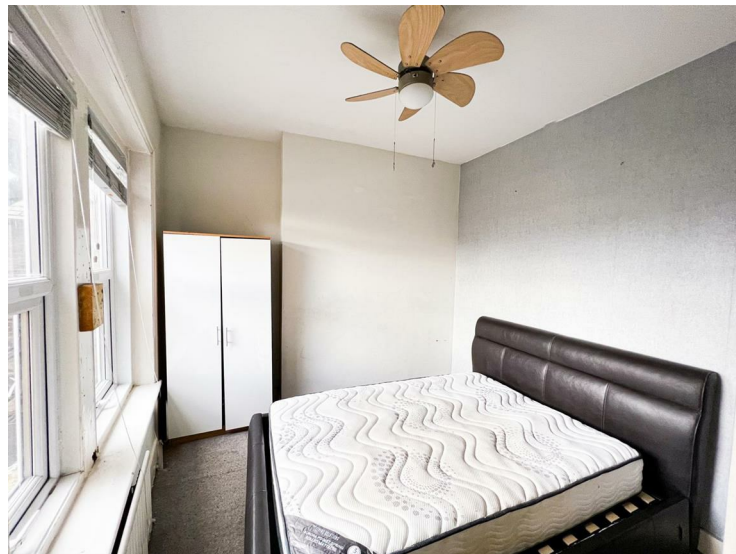


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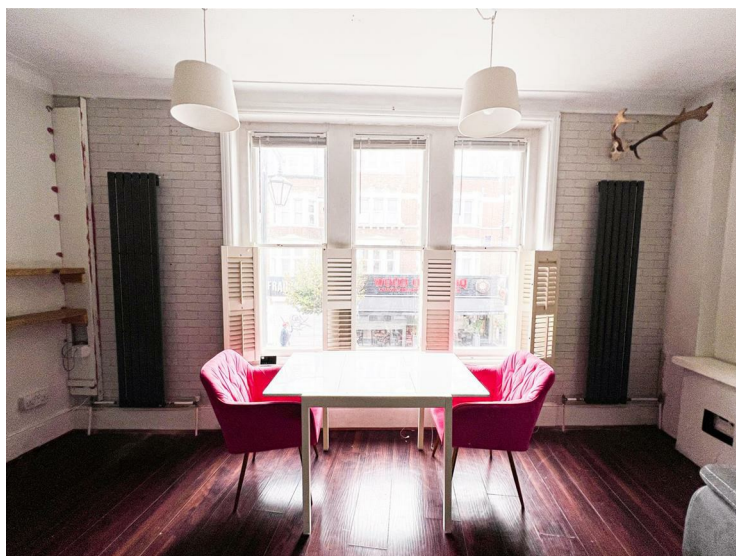
**Living Room**  
19'2" x 16'2" (5.85 x 4.93)



**Bedroom**  
9'11" x 10'11" (3.03 x 3.34)



**Diner**



**Kitchen**

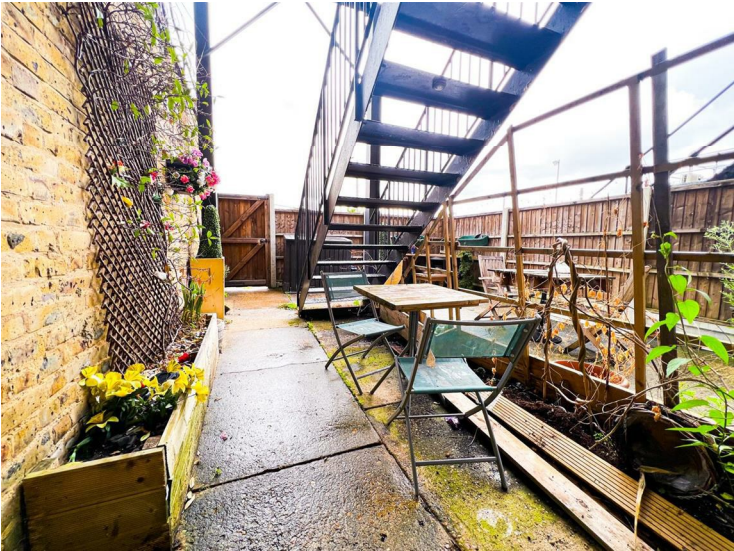


**Bathroom**  
9'8" x 6'7" (2.97 x 2.02)

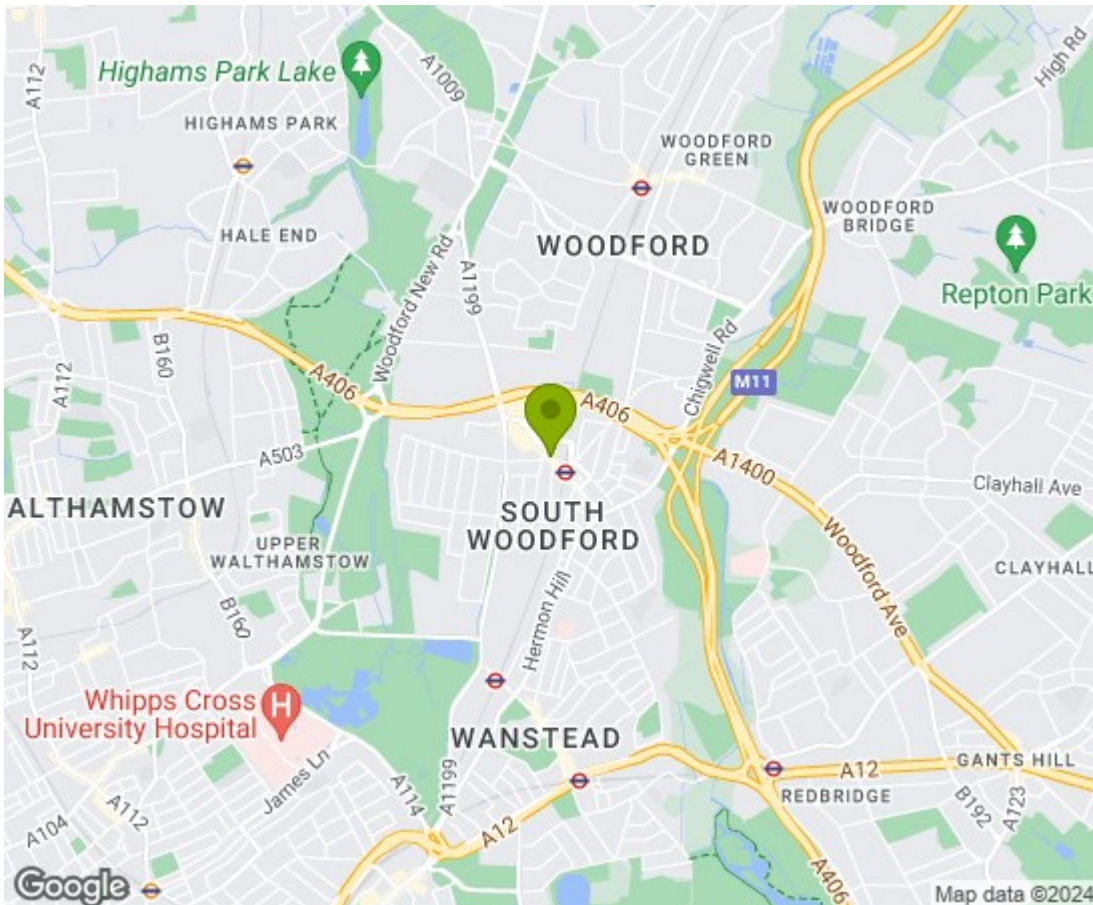


**Court Yard**

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	74

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

