

Ground Floor

Total Area: 43.9 m<sup>2</sup> ... 472 ft<sup>2</sup>

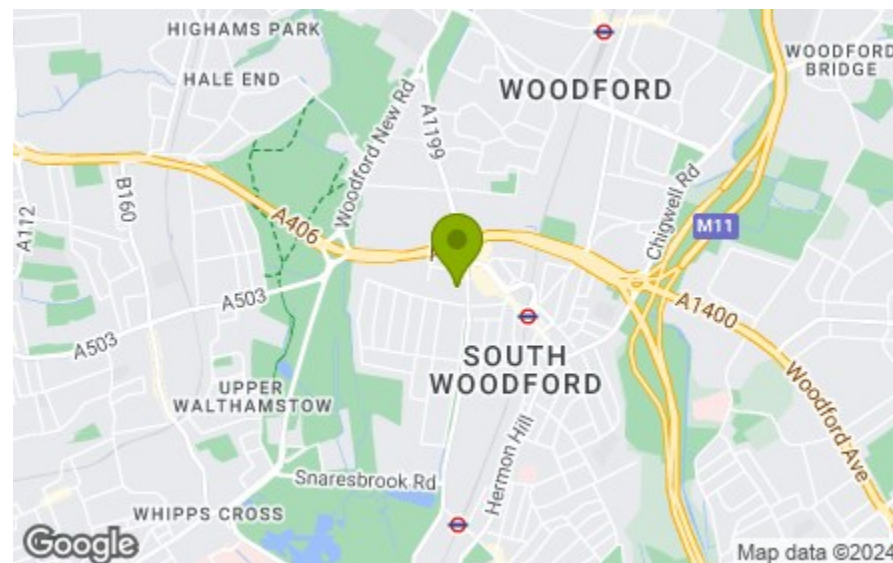
All measurements are approximate and for display purposes only

Reception room  
11'0" x 16'2"

Bedroom  
8'11" x 12'9"

Kitchen  
9'8" x 6'5"

Bathroom  
5'7" x 7'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	76
		EU Directive 2002/91/EC	



## GROVE HILL, SOUTH WOODFORD

£1,350 Per Calendar Month  
1 Bed Flat



### Features:

- One Bedroom Flat
- Ground Floor
- Close to George Lane
- Walking Distance to South Woodford Station
- Modern Decor
- Spacious
- Minimum 12 Months Tenancy
- Permit Only Parking
- Holding Deposit: equivalent to one week's rent capped at £400

A perfectly placed one bedroom ground floor semi detached apartment in leafy South Woodford with open plan living space and neutral decor. You're enviably located just moments from the gorgeous green spaces of Epping Forest; ideal for getting back to nature.

While you'll never tire of the friendly and peaceful neighbourhood of South Woodford and the amenities of George Lane, it's great to know how easy it is to get into central London. The tube is barely ten minutes' walk from your new home, and will whisk you directly to Liverpool Street in sixteen minutes or Tottenham Court Road in twenty five, putting the City and West End both within easy reach.

REQUEST A VIEWING  
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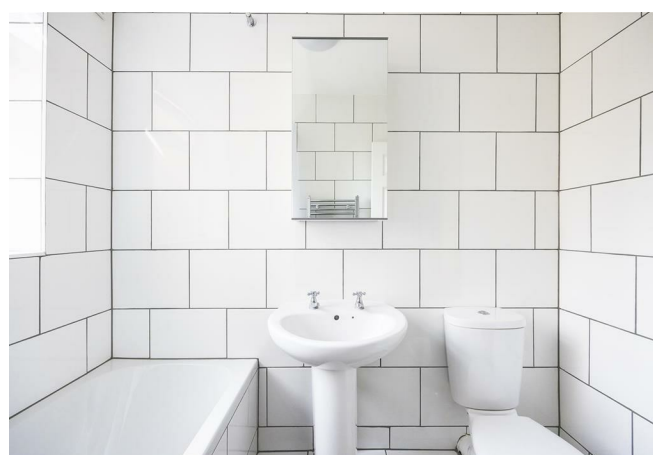
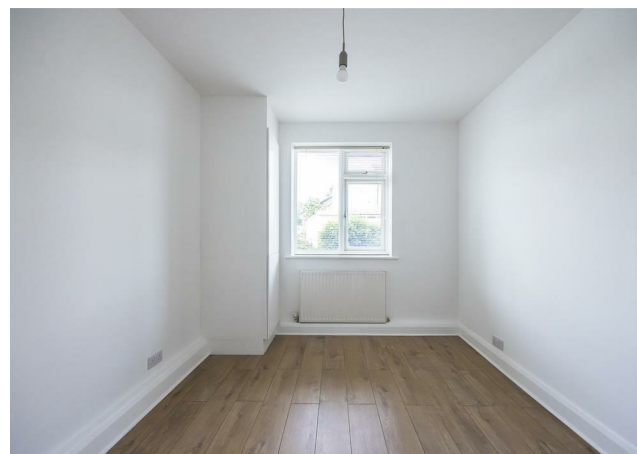
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#### IF YOU LIVED HERE

You'll love the red brick frontage and the cherry trees around your new abode. The lounge / diner comes in at a spacious 180 square feet with laminate flooring underfoot, a large window beckoning in a wealth of natural light and plenty of space for dining.

Your kitchen's decked out in a flawless suite of neutral cabinets, complimented by grey metro tiling and marble effect worktops. Into the hallway and the bathroom comes with a shower over its tub and a modern white suite, while lastly your bedroom's a solid double of 100 square feet ready and waiting for you to add your own designer flourishes.

Not only is South Woodford close at hand with George Lane catering for every taste, but venture further afield and you're a mere a six minute cycle from the endless charms of Wanstead.

Plus you're surrounded by a wealth of green space with Epping Forest a mere four minute walk. And then there's The Doughnut; seven minutes from your front door, it's a hidden gem of a park beautiful in buttercups and perfect for relaxing, walking furry friends or exercising.

#### WHAT ELSE?

- Date night? Locals' favourite Sakura Sushi & Buns is well worth the sixteen minute walk for delectable soft shell crab tempura buns.
- Six minutes on foot will see you to the Odeon South Woodford, a stately Art Deco building bursting with blockbusters.
- Your new local could be The Gallery Bar and Brasserie which serves up the best modern British dishes in a relaxed dining atmosphere. It's just eight minutes on foot.
- Drivers have easy access to the North Circular in a mere five minutes.



#### WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 SENIOR ADVISOR

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