

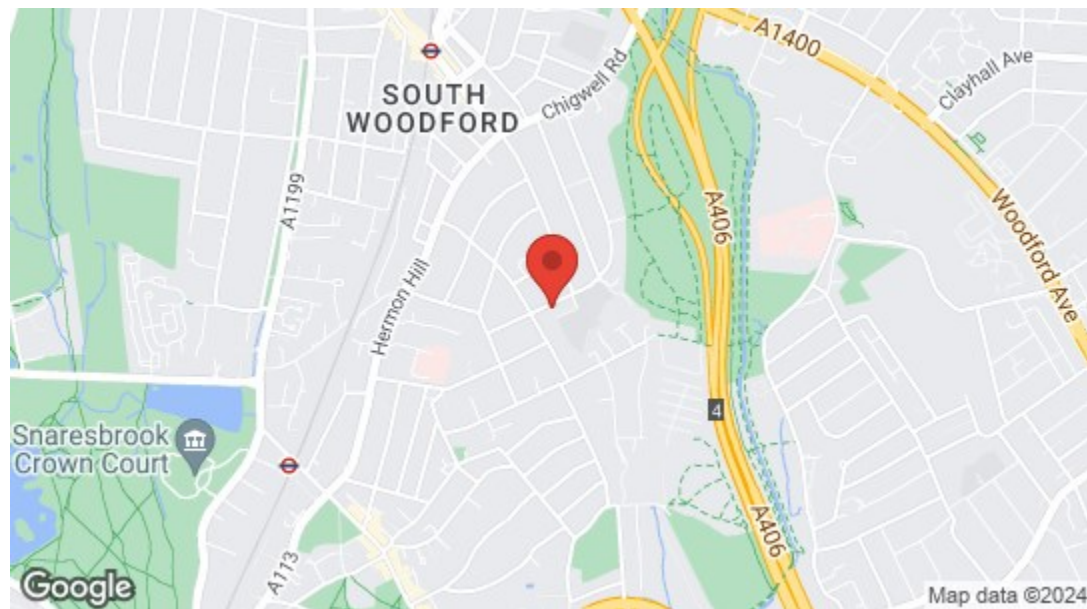


Total Area: 95.2 m² ... 1025 ft²

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.



Ashbourne Avenue, South Woodford
£1,800 Per Calendar Month
3 bed, House - Mid Terrace



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



→ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

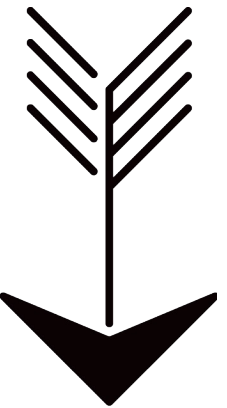
→ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f @ @stowbrothers



Features

- 6 Months Tenancy Only
- Terraced Three Bedroom House
- South Facing Garden
- Driveway
- Eat In Kitchen
- Close To 'Outstanding' Primary School
- Close to Wanstead High Street
- Available to One Household
- 10min Walk To South Woodford Station
- Holding Deposit: equivalent to one week's rent capped at £400



A lovingly maintained and immaculately appointed three bedroom terrace with a lovely sixty five foot south-facing garden. It's all enviably located just a half mile on foot from South Woodford tube and the greenery of Epping Forest.

A 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, Sainsbury's, 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





➤ IF YOU LIVED HERE...

You'll be welcomed inside by soft green patterned carpet in your hallways, flowing seamlessly on into your immaculate and generous 275 square foot through lounge. In here walls are pristine in cream and natural light flows throughout courtesy of the dual aspect, with sliding patio doors to the rear throwing the whole space open to your rear garden.

Step out here for a secluded patio leading to a flawlessly tended lawn, surrounded by timber fencing and lush greenery, all ending in a handy shed. Back inside and your kitchen's fully twenty three feet in length, with plentiful white cabinets and a dining area. Upstairs you have two double bedrooms, plus a sizeable single, while your family bathroom completes things in a charming soft green palette.

Outside you have both South Woodford tube and the surrounding social hub of George Lane just half a mile on foot, for speedy Central line connections to the City and West End, as well as a generous range of cafes, restaurants and other amenities (including the Art Deco Odeon cinema). The vast open greenery of Epping Forest is just as close, anytime you want to blow away the cobwebs.

WHAT ELSE?

- You're exceptionally well served for local schools here, with five 'Outstanding' primaries and secondaries in a one mile radius alone, including the highly respected Nightingale Primary, just a couple of minutes round the corner.
- You have a large driveway, and drivers can be on the arterial North Circular in around five minutes.
- Nearby Nightingale Lane is a lovely spot for evenings or afternoons out, with both the award-winning Nightingale on The Green and The Duke Wanstead serving up delicious food and drink in sumptuous surroundings.

