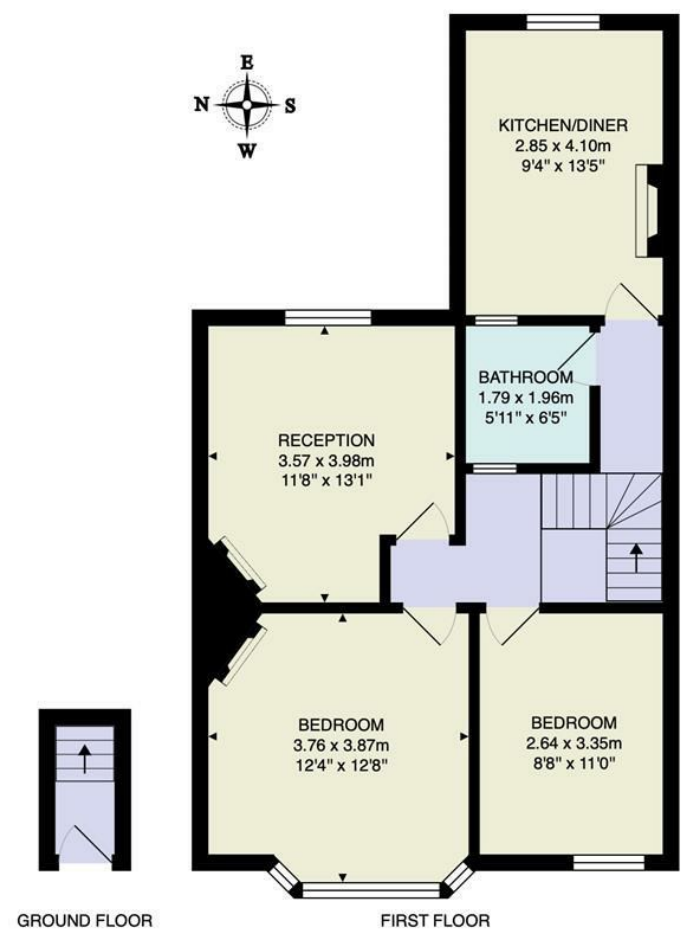




Marlborough Road, South Woodford
£1,850 Per Calendar Month
2 bed, Flat



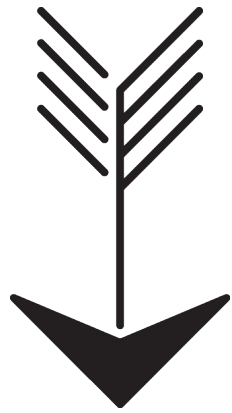
Total Area: 64.5 m² ... 695 ft²

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



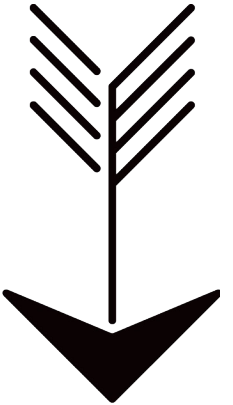


Features

- 2 Bedroom Flat
- Close to South Woodford Station
- Unfurnished
- Bright and Airy
- First Floor Flat
- Close To Local Amenities
- Holding Deposit: equivalent to one week's rent capped at £400
- Full Of Character
- Parking Permits



This bright and charming two-bedroom period conversion benefits from having a fantastic layout, with a separate kitchen and reception room, as well as an abundance of natural light. As for location, not only is it nicely nestled between the vast greenery of Epping Forest and Roding Valley, you've also got South Woodford's excellent amenities on your doorstep, including the fantastic transport links.



WHAT ELSE?

- Make the Railway Bell your new local - it's only a four minute stroll away after all, plus it has friendly staff, and a great selection of drinks.
- 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 goods and handcrafted arts.
- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about five minutes on foot from your home.





➡ IF YOU LIVED HERE...

You'll love the amount of space found within this first floor property - and of course, everything in it, too...

Your reception room is calm and bright, with neutral decor and soft carpeting. Meanwhile, the dine-in kitchen is bright and spacious, with traditional units, sleek tiling, an integrated oven and space for a table.

Both double bedrooms have a neutral palette and more carpeting, while the bathroom is gorgeous, with bottle green floor-to-ceiling tiling and an over-tub shower.

Outside, the vast green space of Roding Valley Park is around 15 minutes away on foot, while Epping Forest is a similar distance in the other direction. Even closer to home, you'll find all the amenities of George Lane. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema for that big screen experience.

As for getting further afield, South Woodford station is just four minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes.

