



## 475a High Road, Woodford Green, Essex, IG8 OXE

**\*\* FOR RENT \*\*** - A two bedroom newly refurbished split-level maisonette with views across the green. The property benefits from two good sized bedrooms, spacious lounge, double glazing, gas central heating (untested) and a newly installed kitchen and bathroom suite. The property is also less than a mile from Woodford Central Line Underground station and is within minutes of local shops, bars and restaurants. Offered unfurnished and available immediately, 6/12 month AST, 5 weeks rent deposit, for further information or to arrange a viewing please call Clarke Hillyer on 0208 506 9800.

- Two Bedroom Maisonette
- Newly refurbished
- Good Sized Rooms
- Close To Station & Amenities
- Double Glazed
- Newly Laid Carpet
- Council Tax Band - A
- Available Now

**£1,400 Per Month**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	