



Spencer Munson  
128 High Road  
Loughton IG10 4BE

Tel: 020 8502 2222

[loughton@spencermunson.co.uk](mailto:loughton@spencermunson.co.uk)  
Website: [spencermunson.co.uk](http://spencermunson.co.uk)



### Woodland Grove, Epping, CM16

**\*\* ONE BEDROOM FLAT IN GREAT LOCATION \*\* \*\* MODERN THROUGHOUT WITH MODERN KITCHEN AND BATHROOM\*\* \*\* WALKING DISTANCE TO EPPING STATION \*\* \*\* WALKING DISTANCE TO HIGH STREET WITH SHOPS AND LOCAL AMENITIES \*\* \*\* ALLOCATED PARKING \*\* \*\* LARGE LOUNGE DINER \*\* \*\* UNFURNISHED\*\* \*\* AVAILABLE 8TH NOVEMBER 2025 ON A MINIMUM 12 MONTHS TENANCY \*\* EPC RATING: C COUNCIL TAX BAND C**

**Rent: £1,295 - Monthly**



**Woodland Grove, Epping CM16****Lounge**

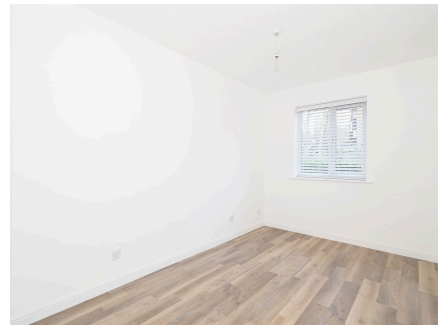
4.59m (15'1) x 3.35m (11')

**Kitchen**

2.83m (9'3) maximum x 2.14m (7'0)

**Bedroom One**

3.97m (13'0) x 2.78m (9'1)

**Bathroom**

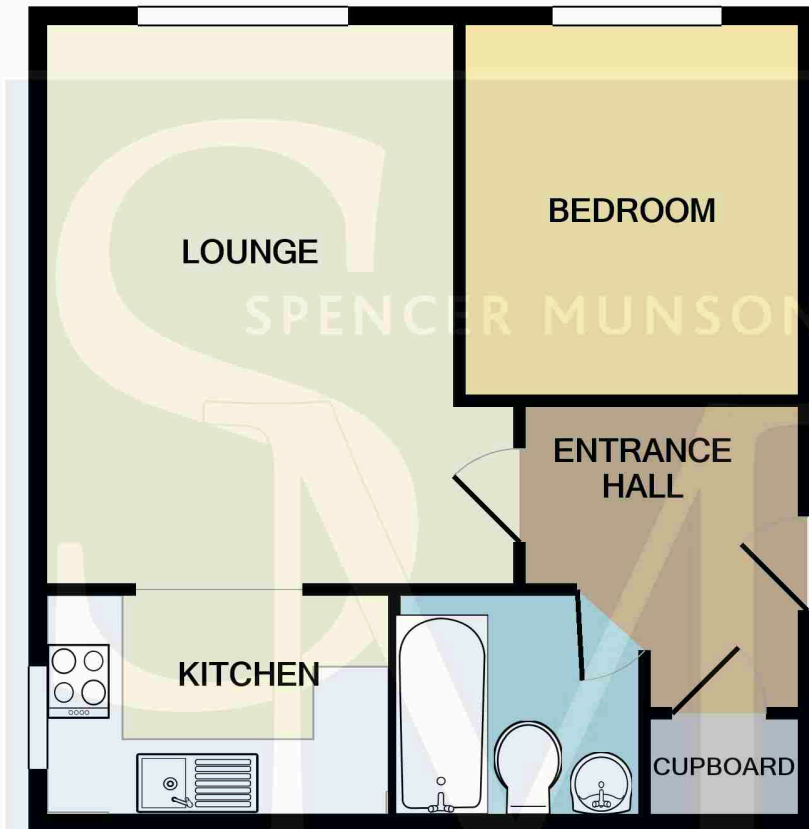
2.07m (6'9) x 1.71m (5'7)

**Exterior****Parking**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	73	78
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		

Spencer Munson are pleased to offer you this Large one bedroom ground floor apartment located within Woodland Grove which is situated close to Epping Central Line station with direct access to Stratford (Westfield shopping and Olympic Park) and on to The City and West End of London. The property is modern throughout with white gloss kitchen, modern bathroom and Karndean flooring throughout. It is also within walking distance of Epping High Street with its Tesco's and M&S supermarkets, shops, cafés, bars and restaurants. The property comprises of a large lounge, separate newly fitted kitchen, large storage cupboard, good sized double bedroom and newly fitted bathroom and has allocated parking. The rent is £1295pcm plus a £20pcm contribution. Available 8th November 2025 on an unfurnished basis. EPC Rating: C Council Tax Band C

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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  
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