Spencer Munson
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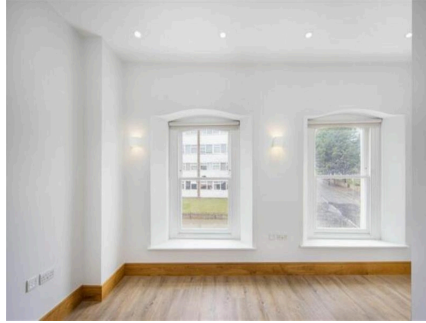**Website: spencermunson.co.uk**

South Woodford, London, E18

** MODERN ONE BEDROOM MAISONETTE** ** LARGE LIVING SPACE ** ** FITTED KITCHEN ** ** PRIVATE FRONT ENTRANCE** ** DOUBLE BEDROOM** ** WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES ** ** SHORT WALK TO CENTRAL LINE STATION ** ** AVAILABLE 30TH DECEMBER ON A MINIMUM 12 MONTHS TENANCY ** ** EPC RATING C COUNCIL TAX BAND B**

Rent: £1,850 - Monthly

High Road, South Woodford, London, E18

Reception 1

Kitchen

Bedroom 1

Bathroom

Parking

Double Glazing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Spencer Munson are pleased to offer you this stunning one bedroom maisonette which has is modern throughout and to a high specification. This property offers you a private entrance with a spacious entrance hallway. The main property is on the first floor with a large living space, a separate fitted kitchen with a standing fridge/freezer, a dishwasher and washer/dryer machine, a double bedroom with dual aspect windows and fitted wardrobes. A Modern shower room. The property also includes air conditioning system, video entry, underflooring heating in the shower room and double column radiators. Parking can be included by separate negotiation and at an additional cost. Available 30th December 2025 on a minimum 12 months tenancy. EPC Rating C and Council Tax Band B

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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.