

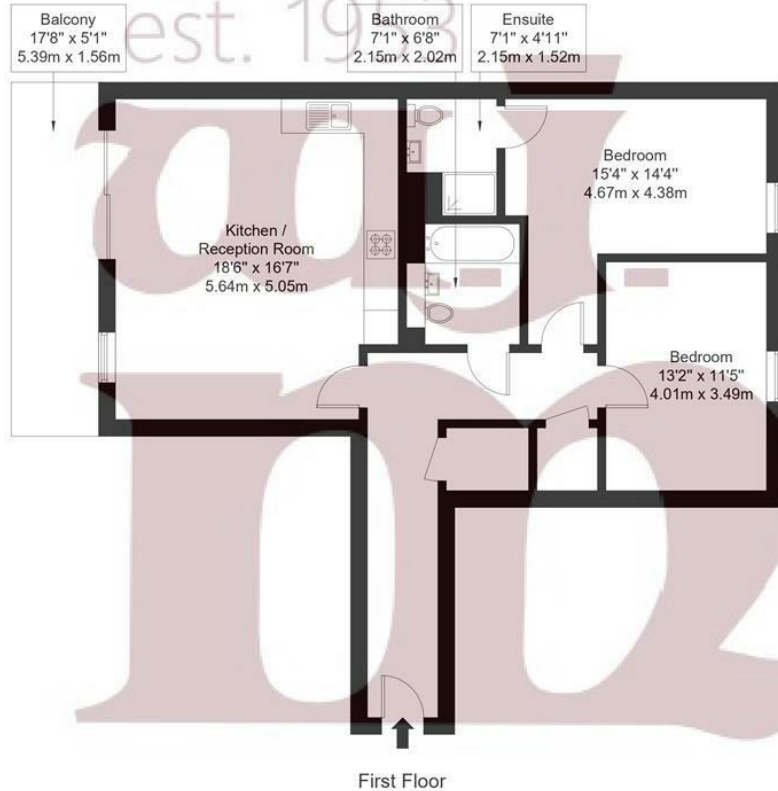


CHIGWELL ROAD, SOUTH WOODFORD, E18, E18

£1,900 OFFERS IN EXCESS

- Communal Roof Terrace
- Electric Car Charge Point
- Unfurnished
- Private Balcony
- Allocated Parking Space
- Large Modern Flat

wj.
meade



Approx Gross Internal Area = 80.5 sq m / 867 sq ft
Balcony = 8.4 sq m / 90 sq ft
Total = 88.9 sq m / 957 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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W J Meade are pleased to present this large two bedroom unfurnished flat to rent in Scenix House, South Woodford. The reception room offers a spacious open plan living space, with a fully fitted modern kitchen with integrated appliances and sliding doors onto the sizable balcony. There are two double bedrooms, with the master bedroom having an en-suite shower and a family bathroom with bath and showering facilities. The block benefits from a well kept roof terrace, video intercom, lift, communal play area, allocated parking space, bicycle storage and electric car charging point. Scenix House is positioned perfectly, being close to South Woodford Tube Station (Central Line), as well as a number of supermarkets, restaurants and bars. Being located near the A406, this is also a great location for those needing to commute by car, with access to the M11, M25 and A12 all nearby. Offers over £1900pcm
Deposit is 5 week's rent.

Council Tax Band D

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band D

Current EPC Rating 87



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.