



## George Lane, London, E18 1AN

### £1,000 Per Calendar Month



**\*\*GREAT LOCATION NEXT TO SOUTH WOODFORD STATION - CHOICE OF EN-SUITE ROOMS WITHIN A STUNNING NEW DEVELOPMENT OFFERING EXCEPTIONAL CONTEMPORARY LIVING FOR WORKING PROFESSIONALS - RENT INCLUSIVE OF FIBRE INTERNET, SMART TV, ELECTRIC & WATER\*\***

OC Homes is delighted to offer a choice of rooms within a flatshare located in the highly desirable area of South Woodford in East London. The property is situated within a short walk to South Woodford Station (Central Line), making this ideal for commuters.

This unique property has been beautifully designed having undertaken bespoke renovation throughout. The accommodation offers modern contemporary living, with high-specification finishes. The products and home appliances that are offered are all to a high standard, with the accommodation being fully furnished, from custom-made furniture to CCTV, Smart TV's, and intercom entry.

The communal area comprises a lounge with a balcony, 2 kitchens (one shared between rooms 1-4 and the other is shared between rooms 5-10) with each benefiting from 1 fridge per 2 rooms, dishwasher, 2 ovens, allocated storage cupboards, washing machine, and dryer.

- FIRST FLOOR**  
 Room 1 - double (UNAVAILABLE)  
 Room 2 - double (UNAVAILABLE)  
 Room 3 - double (UNAVAILABLE)  
 Room 4 - double with a shared balcony (UNAVAILABLE)

- SECOND FLOOR**  
 Room 5 - double (UNAVAILABLE)  
 Room 6 - double (UNAVAILABLE)  
 Room 7 - single with balcony (UNAVAILABLE)

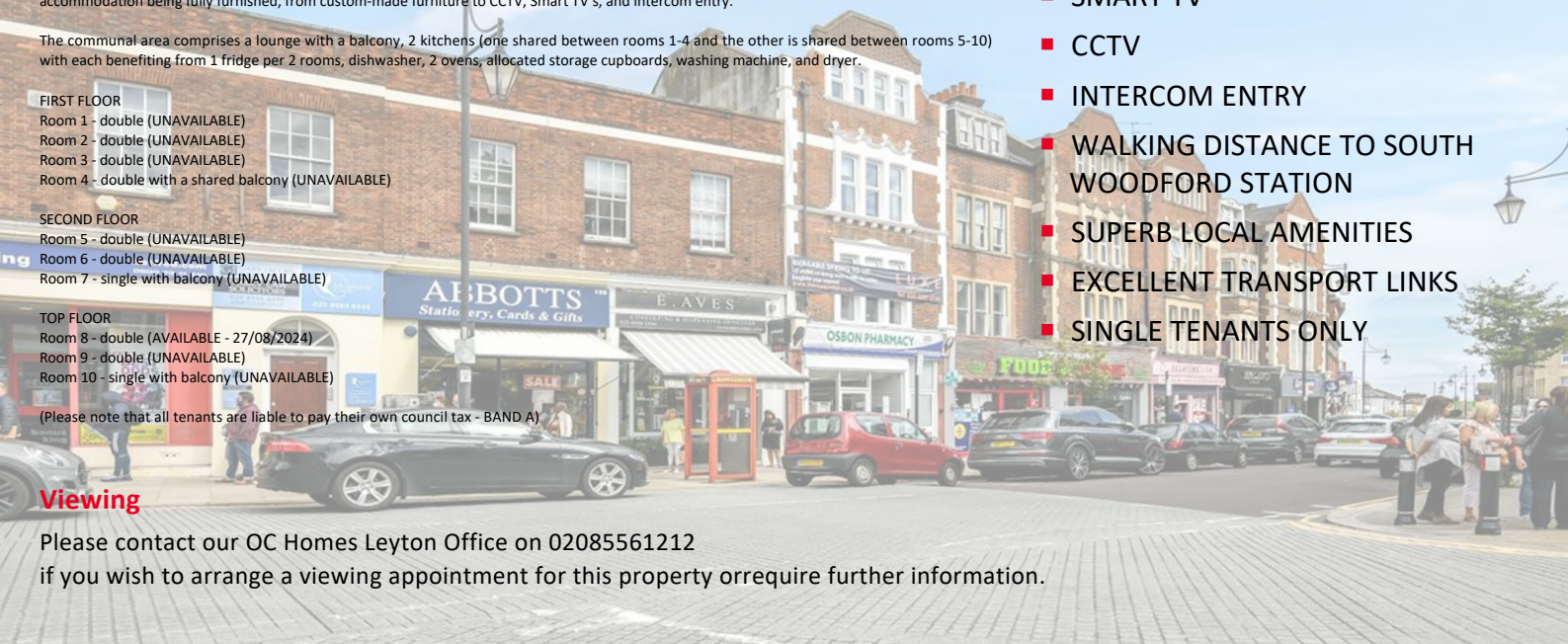
- TOP FLOOR**  
 Room 8 - double (AVAILABLE - 27/08/2024)  
 Room 9 - double (UNAVAILABLE)  
 Room 10 - single with balcony (UNAVAILABLE)

(Please note that all tenants are liable to pay their own council tax - BAND A)

- RENT INCLUSIVE OF INTERNET, ELECTRIC & WATER
- EN-SUITE SHOWER IN ALL ROOMS
- SMART TV
- CCTV
- INTERCOM ENTRY
- WALKING DISTANCE TO SOUTH WOODFORD STATION
- SUPERB LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- SINGLE TENANTS ONLY

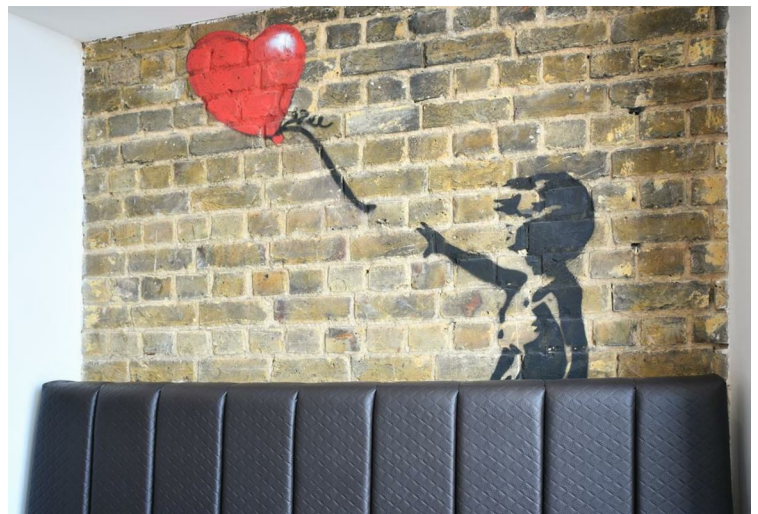
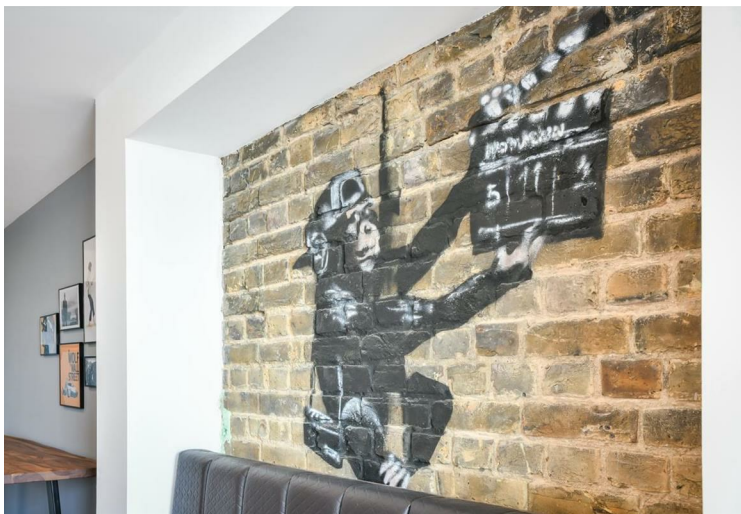
### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (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> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	72		
	39		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.