



WHERE STANDARDS MATTER

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## High Road, Woodford Green, IG8

**\*\* TOP FLOOR 1 BEDROOM FLAT ABOVE SHOPS \*\*** \*\* Large Lounge \*\* Double Bedroom \*\* \*\*  
Fitted Kitchen with Appliances \*\* \*\* Modern bathroom with bath & shower above \*\* \*\* Neutral  
Decor \*\* \*\* Laminate Flooring in the Lounge \*\* \*\* Unfurnished \*\* \*\* Available 4th June 2024 \*\*  
EPC rating: C

**Rent: £1,300 - Monthly**



## High Road, South Woodford IG8

### Lounge

5.02m (16'6) x 4.14m (13'7)



### Bathroom



### Bedroom

3.94m (12'11) x 3.01m (9'11)




### Kitchen

3.37m (11'1) x 2.02m (6'8)



## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
<p>82-100</p> <p><b>A</b></p> <p>69-80</p> <p><b>C</b></p> <p>39-54</p> <p><b>E</b></p> <p>21-38</p> <p><b>F</b></p> <p>1-20</p> <p><b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>74</p>	<p>73</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Spacious one bedroom top floor flat opposite Tesco Local on High Road South Woodford and close to various independent local shops whilst being on a few minutes walk to the Library and Gym and a further short walk to Waitrose and onto the Odeon cinema and George Lane with its shops, boutiques, cafes, bars and restaurants and South Woodford Central Line station (Zone 4) with direct access to Stratford (Olympic Park, Westfield shopping and links to DLR and mainline networks) and onto The City and West End of London with 24 hr service at weekends. The flat has a large lounge which is gets the afternoon sun and has laminate flooring, fitted kitchen, with built in oven & hob, fridge/freezer & washing machine, that can fit a small dining table, good size bedroom, bathroom, double glazing and gas fired central heating. Unfurnished, Available 4th June 2024 EPC rating: C

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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.