



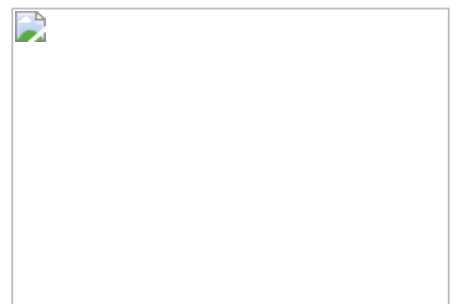
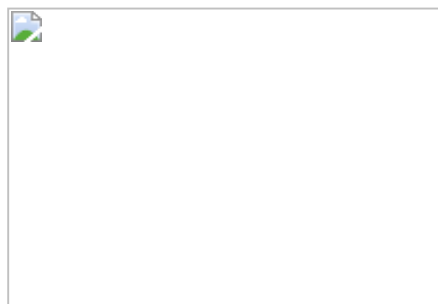
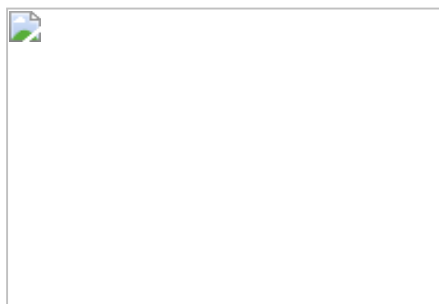
WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk

Website: spencermunson.co.uk



High Road, South Woodford, E18

** Modern new one bedroom apartment in South Woodford ** ** Great Location ** ** first Floor
** ** Parking available by separate negotiation ** ** Available 29th June !! ** ** EPC rating : C *
** Council tax band : C **

Rent: £1,395 - Monthly



Platinum House, South Woodford, E18

Lounge

7.01m (23') x 2.44m (8')



Kitchen



Conservatory

Bedroom 1

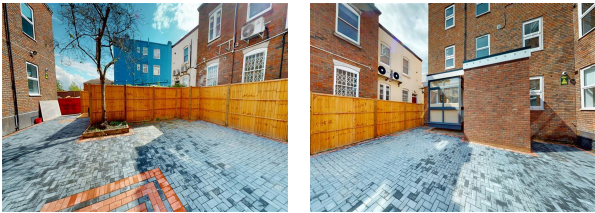
2.74m (9') x 3.66m (12')



Bathroom



Courtyard Garden



Parking

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	76	76
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		

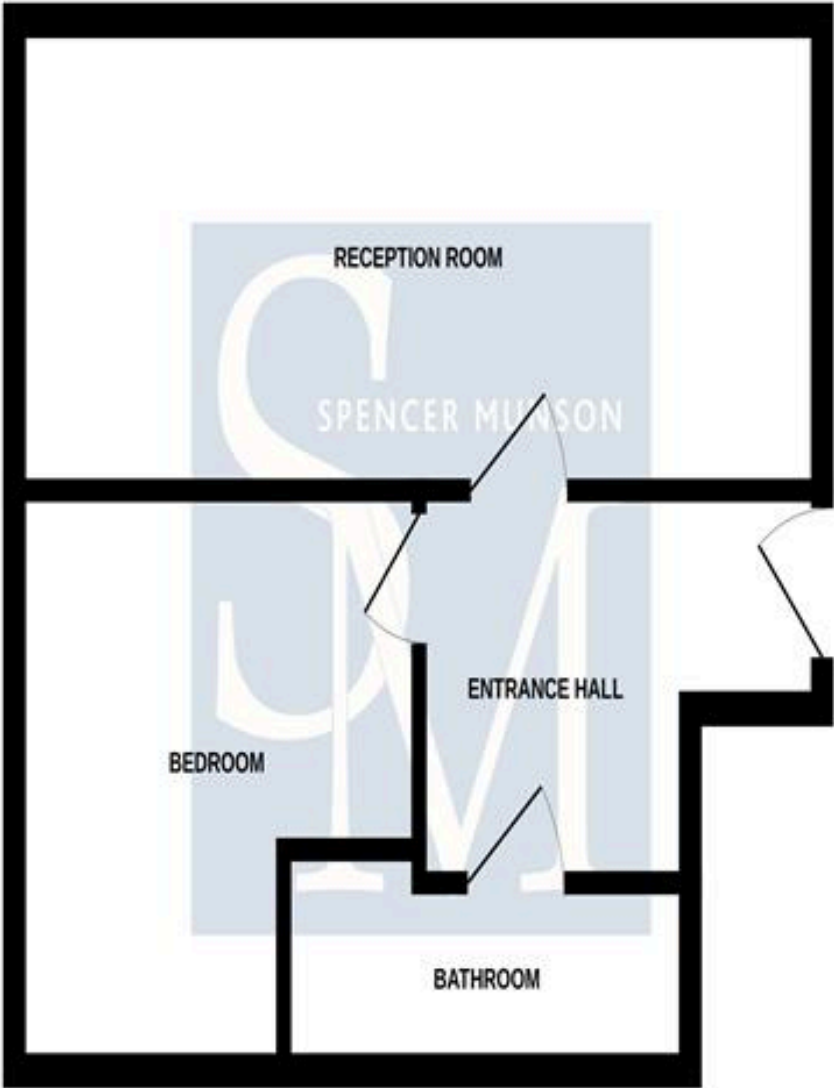
SPENCER MUNSON are delighted to offer this first floor one bedroom flat in a Modern residential development in South Woodford. Prime location, walking distance to George Lane which benefits from trendy bars, restaurants and cafes. There is a large international supermarket as well as Sainsburys and Marks and Spencer's, Waitrose and Aldi are also very close by. Walking distance to South Woodford's central line station (zone 4). Each apartment has been finished to a high standard and benefits from an open plan living room / kitchen with brand new appliances. Parking not included, limited spaces available by separate negotiation, please ask one of our agents for more information. EPC rating : C Council Tax band C : Available 29th June on an unfurnished basis. DONT MISS OUT, CALL NOW TO ARRANGE YOUR VIEWING!!

EU Directive 2002/91/EC



Platinum House, South Woodford, E18

FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix (2021)

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.