

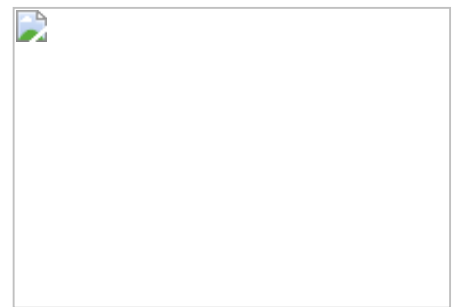
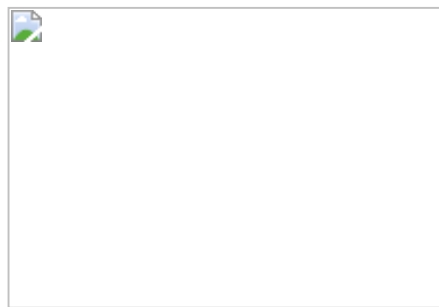
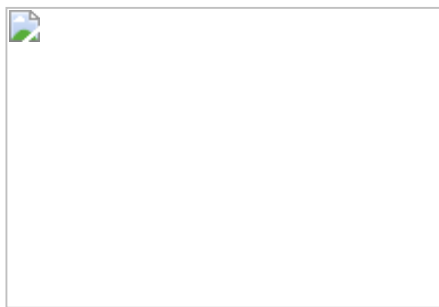


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Pulteney Road, Pulteney Road, South Woodford, E18

**** GROUND & FIRST FLOOR ONE BEDROOM FLAT WITH PRIVATE PATIO ** ** Split Level ** **
Double doors onto patio ** ** Permit parking ** ** Close to South Woodford Central Line station
** ** Unfurnished ** ** Available 6th June** EPC rating: B. Council tax C**

Rent: £1,400 - Monthly



Pulteney Road, South Woodford E18

Lounge



Kitchen




Bedroom



Bathroom

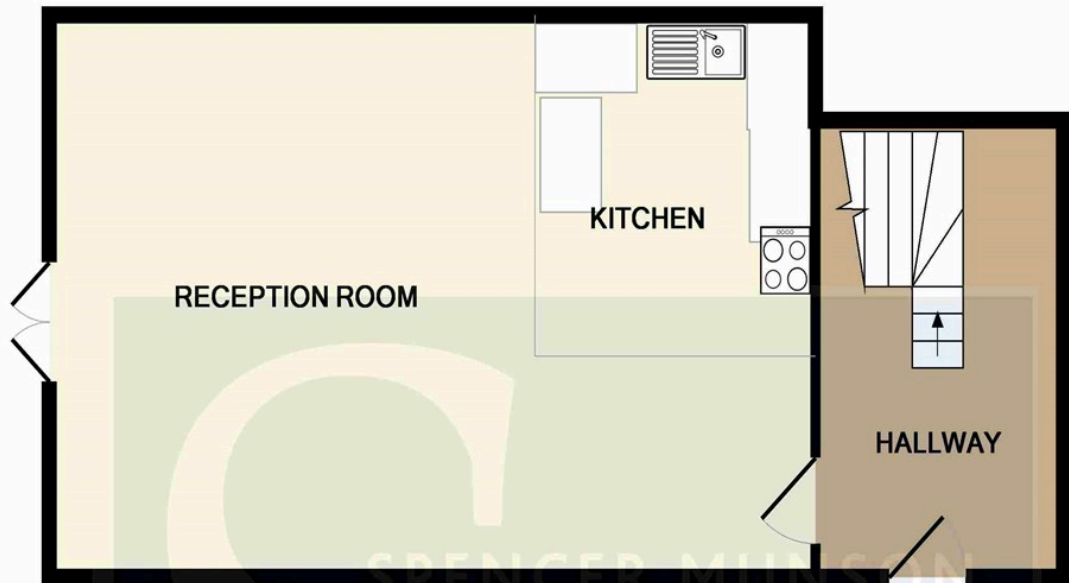


Garden

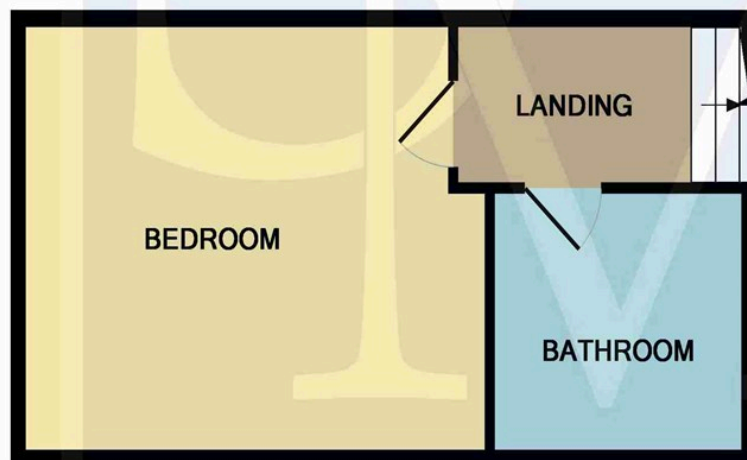
Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		
<p>EPC rating B</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		

SPENCER MUNSON are pleased to offer a unique split level one bedroom apartment which, according to google, is only a two minute walk to South Woodford Central Line Station with 24 hour services on weekends giving direct access to Stratford, with the Westfield shopping centre, and onto the City and West End of London. This conveniently located home is also close to George Lane with its range of many bars, restaurants, supermarkets (including Sainsbury's, M & S Simply Food and nearby Waitrose) and shops as well as a short walk to the Odeon cinema and two Leisure and fitness centres. This well presented property boasts a beautiful bathroom with bath and over head shower, modern kitchen with appliances including a dishwasher, spacious lounge with double doors onto private a patio and extremely large bedroom including a large wardrobe and this energy efficient flat benefits from gas central heating and double glazing. Please note that there is no private parking, however permits may be obtained from Redbridge Council but please check with them for availability. Available 6th June

Pulteney Road, South Woodford E18



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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
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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.