



Woburn Court, Bedford Road, South Woodford, E18

****TWO BEDROOM FLAT ** ** 5 minute walk to South Woodford Central Line station ** ** First floor ** ** Electric heating ** ** Good size lounge ** ** Part furnished ** ** Double glazing ** ** Near George Lane shops and restaurants ** ** Garage ** ** Available NOW ** ** EPC Rating: D**

Rent: £1,200 - Monthly



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Spencer Munson are pleased to present this first floor flat situated just off George Lane being close to its range of shops, boutiques, cafés, bars and restaurants, supermarkets including Sainsbury's, M&S Simply Food and Waitrose, the Odeon cinema and a 5 minute walk to South Woodford Station with direct access to Stratford and on to the City and West End of London with 24 hours service at weekends. This well proportioned flat has two bedrooms, good size lounge, fitted kitchen and bathroom. Other benefits include electric heating, security entry phone system and garage. Offered on a Part furnished basis and available Now. EPC RATING: D

Reception 1

6.26m (20'6) x 3.25m (10'8)



Kitchen

4.49m (14'9) x 1.75m (5'9)



Bedroom 1

4.64m (15'3) x 2.11m (6'11)



Bedroom 2

4.78m (15'8) x 2.91m (9'7)



Bathroom

1.94m (6'4) x 1.64m (5'5)



Garage

Central Heating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		80	(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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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