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**High Road, South Woodford, E18**

\*\* Modern new one bedroom apartment in South Woodford \*\* \*\* Great Location \*\* \*\* second Floor \*\* \*\* Parking available by separate negotiation \*\* \*\* Available 13th July \*\* \*\* EPC rating : C \*\* \*\* Council tax band : B \*\*

**Rent: £1,375 - Monthly**



## Platinum House, South Woodford, E18

### Reception 1

3.96m (13') x 3.96m (13')

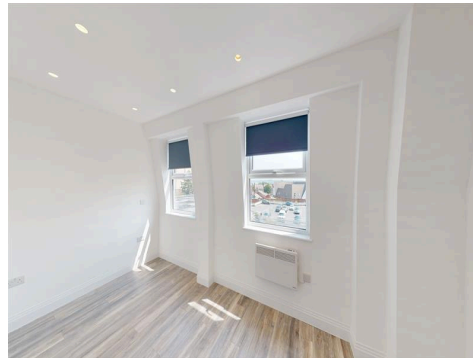


### Kitchen



### Bedroom 1

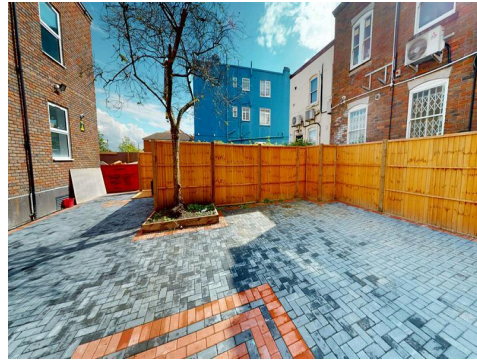
3.96m (13') x 2.13m (7')



**Bathroom**



**Courtyard Garden**



**Parking**

**Double Glazing**

**SPENCER MUNSON** are delighted to offer this second 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, it also has a large international supermarket as well as Sainsburys and Marks and Spencer's, Waitrose is 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 in the price, limited spaces available by separate negotiation, please ask one of our agents for more information. EPC rating : C Council Tax band B: Available 13th July on an unfurnished basis. **DONT MISS OUT, CALL NOW TO ARRANGE YOUR VIEWING!!**

Energy Rating	Current	Potential
A	64	64
B		
C		
D		
E		
F		
G		

55-68

39-54


21-38

1-20

Not energy efficient - higher running costs

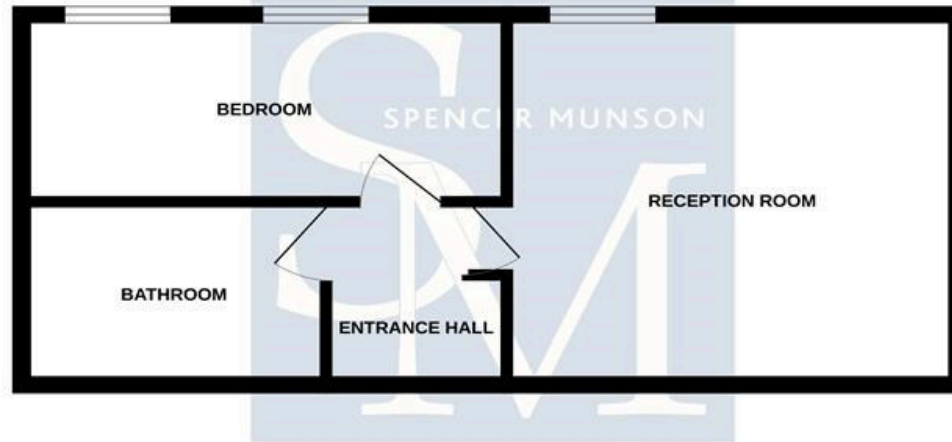
England & Wales

EU Directive 2002/91/EC



# Platinum House, South Woodford, E18

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 02023

**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.