



WHERE STANDARDS MATTER

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Bedford Road, South Woodford, E18

**** PERFECT LOCATION FOR CITY COMMUTERS ** One Bedroom Second Floor Conversion** fitted kitchen with appliances ** **modern bathroom with shower** ** Close to SOUTH WOODFORD CENTRAL LINE STATION**. ** Available 7th October** **UNFURNISHED** **EPC Rating: C. Council Tax B**

Rent: £1,325 - Monthly



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Lounge



Kitchen



Bathroom



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	70	76
55-68 D		
39-54 E		
21-38 F		

SPENCER MUNSON are pleased to offer this newly decorated one bedroom second floor conversion, close to South Woodford Central Line Station, that offers a 24 hour service on weekends, a 15 minute journey to Stratford station and 20 minutes to Liverpool Street. This property is close George Lane that comprises of many shops, restaurants, supermarkets and bars with the Odeon cinema in walking distance. A spacious open-planned lounge with a dual aspect with the kitchen offering integrated oven and Hob as well as a Washing machine provided, A lovely large double bedroom with character! Available 7th October on an unfurnished basis. EPC Rating C Call Spencer Munson now to arrange your viewing.

England & Wales 2002/91/EC

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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. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.