



WHERE STANDARDS MATTER

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Lynwood Close, South Woodford, E18

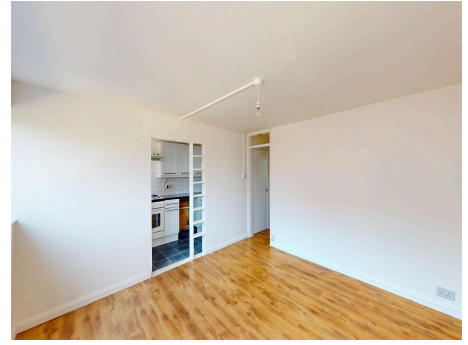
****1 Bedroom Flat** ** Unfurnished** ** Newly decorated throughout** ** Fitted Kitchen** **
Modern Bathroom ** ** Good size lounge ** ** Council tax band C - EPC rating C**

Rent: £1,295 - Monthly



Lynwood Close, South Woodford E18

Lounge



Kitchen




Bedroom



Bathroom

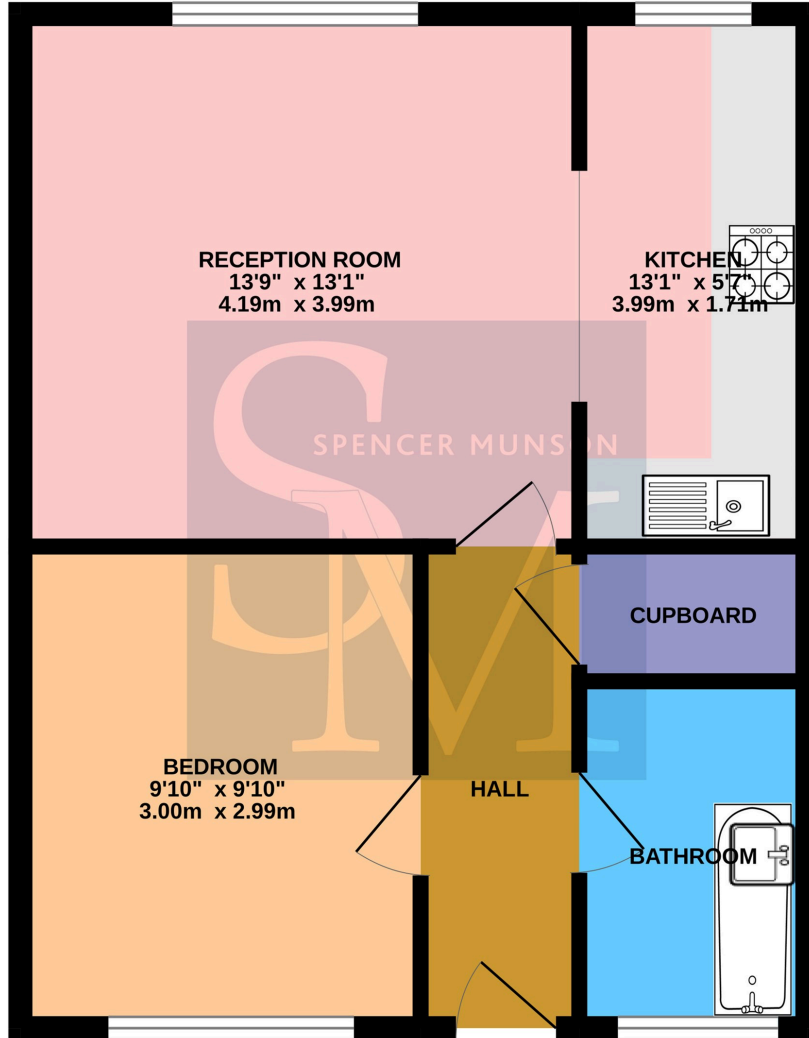


Energy Efficiency Rating	
<p>Very energy efficient - lower running costs</p> <p>92-100</p> <p>A</p> <p>81-91</p> <p>B</p> <p>69-80</p> <p>C</p> <p>55-68</p> <p>D</p> <p>39-54</p> <p>E</p> <p>21-38</p> <p>F</p> <p>1-20</p> <p>G</p> <p>Not energy efficient - higher running costs</p>	<p>Current Potential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

This newly decorated, unfurnished 1 bedroom flat is now available to let in the desirable area of South Woodford. The property boasts a spacious living area, a modern kitchen, and a well-appointed bathroom, making it an ideal home for singles or couples. Roding Valley Park: Less than a 10-minute walk away, this park offers expansive green spaces perfect for morning runs, dog walks, and leisurely strolls, South Woodford Station**: Located just 0.6 miles from the flat, providing easy access to the Central Line for quick commutes to the City and West End. Local Bus Services**: Multiple bus routes, including 123, 179, W12, W13, and W14, serve the area, ensuring excellent connectivity. This flat is perfect for those seeking a comfortable and convenient living space in a vibrant community. Don't miss out on this fantastic opportunity. Council tax band C - EPC rating C

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GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.8 sq.m.) approx.

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.
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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.