



WHERE STANDARDS MATTER

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### Tamar Square, Woodford Green, IG8

\*\*\* SPACIOUS STUDIO FLAT FOR SINGLE PERSON \*\*\* \*\* First floor \*\* \*\* Walking distance to Woodford central line station \*\* \*\* 24 hr weekend tube \*\* \*\* Communal Laundrette, Bar & Badminton Club \*\* \*\* Underground Secure parking space \*\* \*\* Communal Courtyard \*\* \*\* Available Now \*\* \*\* EPC Rating D \*\* \*\* Council Tax B \*\*

**Rent: £1,000 - Monthly**



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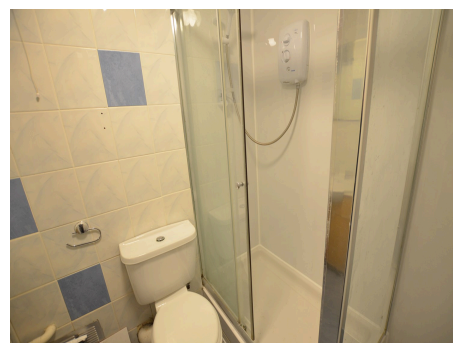
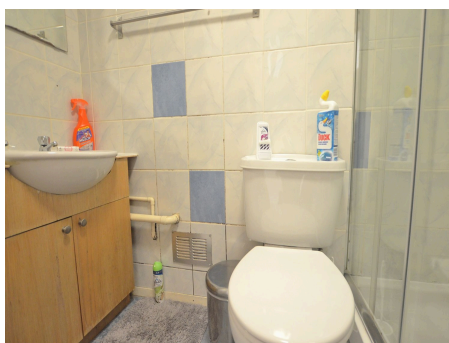
### Living Space

4.54m (14'11) x 5.14m (16'10)



### Shower Room

1.65m (5'5) x 1.71m (5'7)



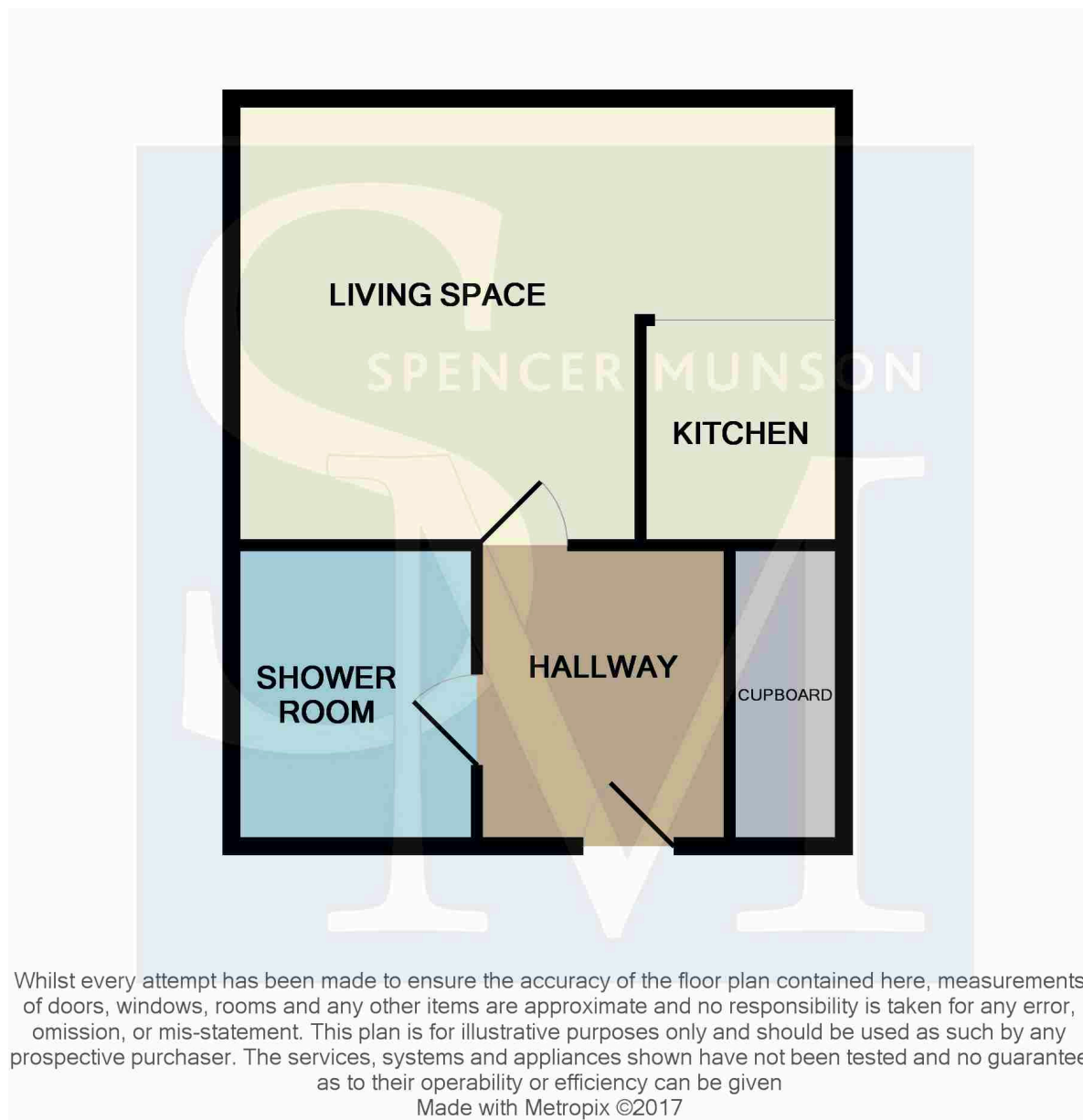
### Kitchen

2.26m (7'5) x 1.52m (5')



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	63	70
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

A studio flat in Woodford Green. This apartment is situated just off Snakes Lane West and is within a moment's walk of Woodford Central Line Station (24-hour service on weekends) and local amenities. The apartment has a large living area/bedroom, a separate fitted kitchen area and a shower room. Located on the first floor with access by lift. Benefits included being situated a few minutes walk from Woodford Central Line station with direct access to London (Stratford - 20 minutes and Liverpool Street - 25 minutes and 24-hour service at weekends), communal landscaped gardens, spacious separate basement storage room and on-site laundrette. Available now on a partially furnished basis. EPC Rating: D Council Tax: B

**Tamar Square, Woodford Green, IG8****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.