



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk

Website: spencermunson.co.uk



High Road, South Woodford, E18

****MODERN ONE BEDROOM FLAT IN SOUTH WOODFORD** ** CLOSE TO LOCAL SHOPS AND AMENITIES** ** FIRST FLOOR** ** AVAILABLE 1ST JUNE ON A MINIMUM 12 MONTHS TENANCY**
**** ** EPC RATING C** ** COUNCIL TAX BAND: B****

Rent: £1,450 - Monthly



Platinum House, South Woodford, E18

Reception 1

7.44m (24'5) x 3.02m (9'11)



Kitchen



Bedroom 1

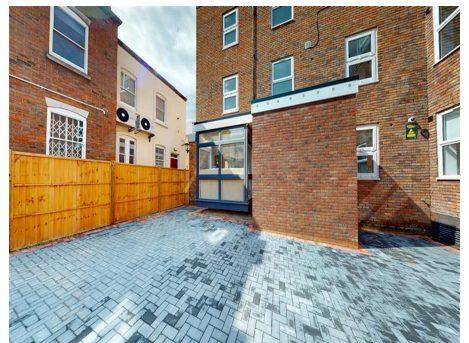
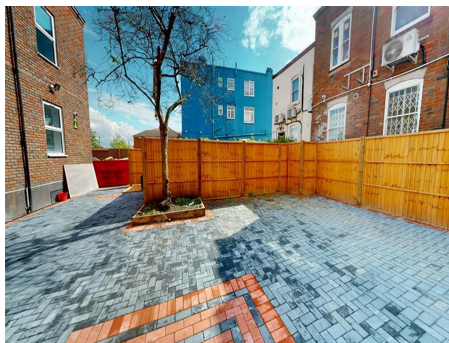
3.25m (10'8) x 3.2m (10'6)



Bathroom



Courtyard Garden



Double Glazing

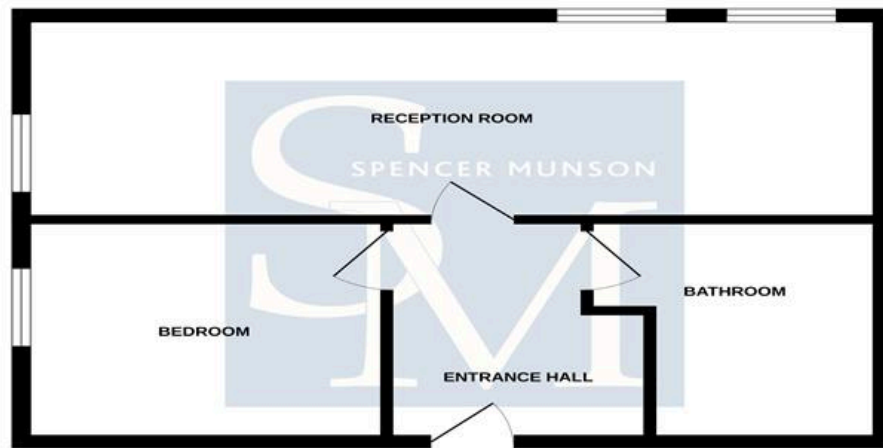
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	71	71
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		

SPENCER MUNSON are delighted to offer this first floor one bedroom flat in a 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). The property is finished to a high standard and benefits from an open plan living room / kitchen with brand new appliances. Parking not included, please ask one of our agents for more information. EPC rating : C Council Tax band : B Available 1st June 2025 on a minimum 12 months tenancy on an unfurnished basis.

Platinum House, South Woodford, E18

FIRST 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 misstatement. 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 5/2023

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.