



WHERE STANDARDS MATTER

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High Road, South Woodford, E18

ONE BEDROOM GROUND FLOOR APARTMENT** ** AVAILABLE 12TH DECEMBER ON A MINIMUM 12 MONTHS TENANCY** ** CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES ** ** MODERN KITCHEN AND SHOWER ROOM** ** COMMUNAL GARDENS** ** COUNCIL TAX BAND B EPC RATING C**

Rent: £1,495 - Monthly



Platinum House, South Woodford, E18

Reception 1



Kitchen



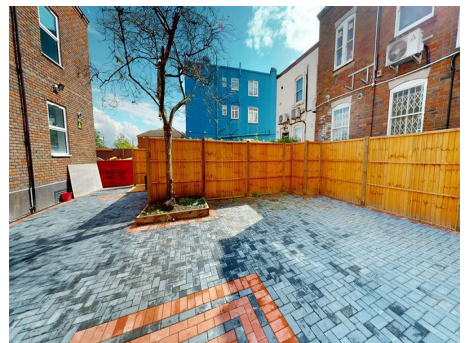
Bedroom 1



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	76	82
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		

Spencer Munson are pleased to offer you this modern one bedroom ground floor apartment located in the desirable area of South Woodford, E18. This property boasts on having a double bedroom, modern bathroom, a open planned living space kitchen fitted with appliances and electric heating throughout. Located close to George Lane Shops & Tube (Zone 4), this property is perfectly situated for easy access to local amenities and transport links.

Available from the 12th of December on a minimum 12-month let, this property is offered unfurnished and has an EPC rating of C. Council Tax is rated B.

Don't miss out on the opportunity to make Platinum House your new home. Contact us today to arrange a viewing.

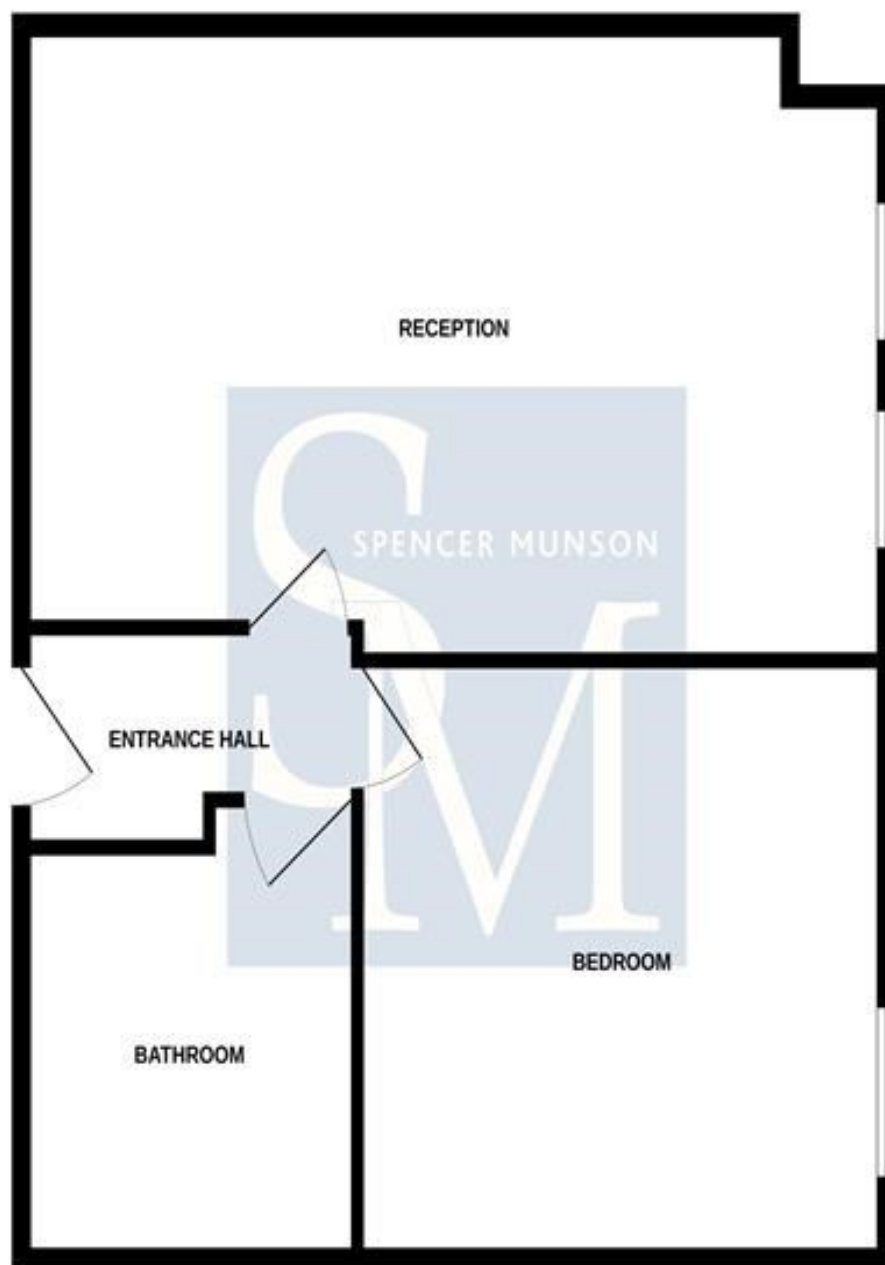
England & Wales

2002/91/EC



Platinum House, South Woodford, E18

GROUND 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.
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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.