



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk
Website: spencermunson.co.uk



Deborah Court, Victoria Road, South Woodford, E18

**** TWO BEDROOM FLAT** ** CLOSE TO CENTRAL LINE STATION** ** WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES** ** OPEN PLAN KITCHEN LIVING ROOM** ** ONE DOUBLE AND ONE SINGLE** ** AVAILABLE 1ST NOVEMBER ON A MINIMUM 12 MONTHS TENANCY ** ** EPC RATING C COUNCIL TAX BAND C**

Rent: £1,650 - Monthly



Deborah Court, South Woodford, E18

Lounge

4.52m (14'10) x 2.56m (8'5)



Kitchen

2.59m (8'6) x 2.56m (8'5)



Bedroom 1

4.79m (15'9) x 2.43m (8')



Bedroom 2

3.3m (10'10) x 3.01m (9'11)



Bathroom



Communal garden Garden



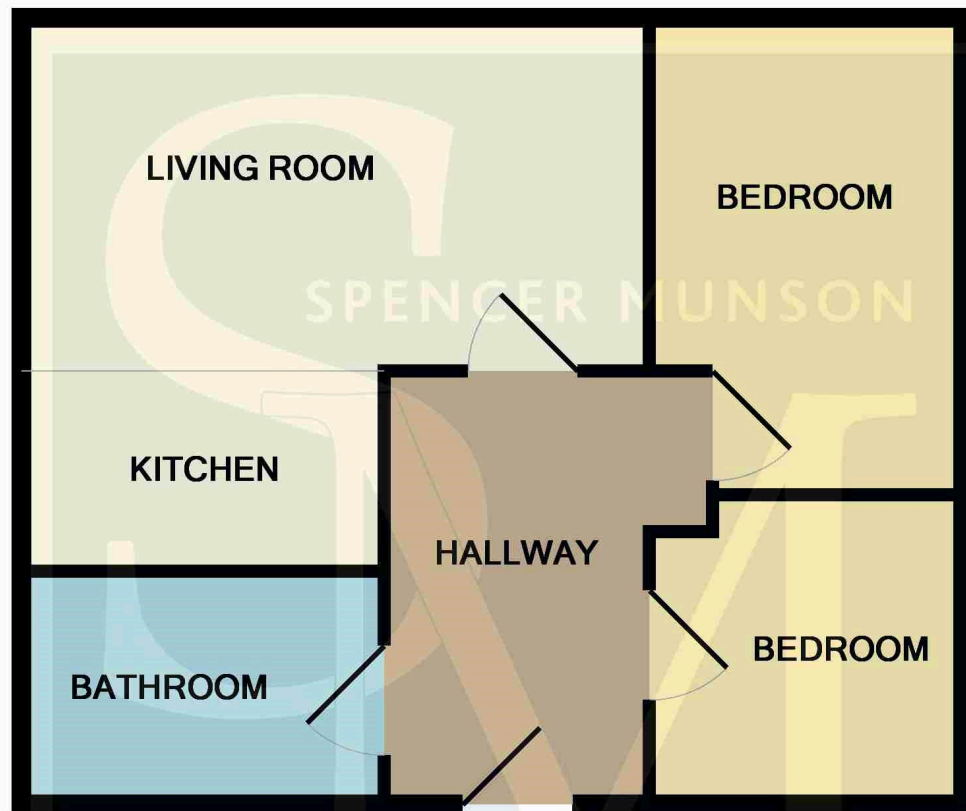
Double Glazing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer Munson are pleased to offer you this two bedroom flat, situated just a short walk from South Woodford station and local to shops and amenities. This spacious two bedroom apartment is on the second floor. Neutrally decorated throughout with an open planned kitchen living room, one double bedroom and a good sized single, modern kitchen including white goods and a family bathroom. Perfect for commuters, offered unfurnished and available 1st November 2025 on a minimum 12 months tenancy. EPC Rating C Council Tax Band C

Deborah Court, South Woodford, E18



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016

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.