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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 NOW 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**

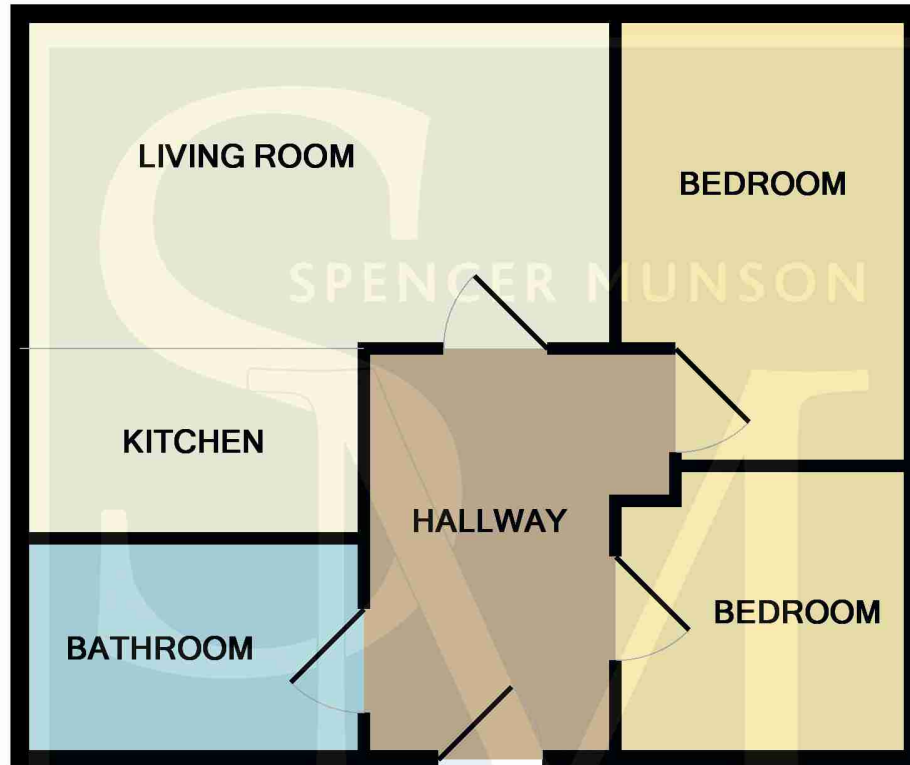
Communal garden Garden



Double Glazing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	70	80
55-68 D		
39-54 E		
21-38 F		
1-10 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 now on a minimum 12 months tenancy. EPC Rating C Council Tax Band C

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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
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