



WHERE STANDARDS MATTER

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Walpole Road, South Woodford, E18

****ONE BEDROOM FLAT ** ** GROUND FLOOR ** ** PRIVATE GARDEN ** ** GREAT LOCATION FOR LOCAL SHOPS AND AMENITIES ** ** WALKING DISTANCE TO SOUTH WOODFORD CENTRAL LINE STATION ** ** OFF STREET PARKING FOR ONE CAR ** ** UNFURNISHED ** ** AVAILABLE 29TH NOVEMBER ON A MINIMUM 12 MONTHS TENANCY ** ** EPC RATING C COUNCIL TAX BAND B**

Rent: £1,495 - Monthly



Walpole Road, South Woodford, London E18

Reception

3.4m (11'2) x 4.32m (14'2)



Kitchen

2.7m (8'10) x 2.43m (8')

Bedroom

3.02m (9'11) x 3.15m (10'4)



Bathroom

2.24m (7'4) x 1.4m (4'7)

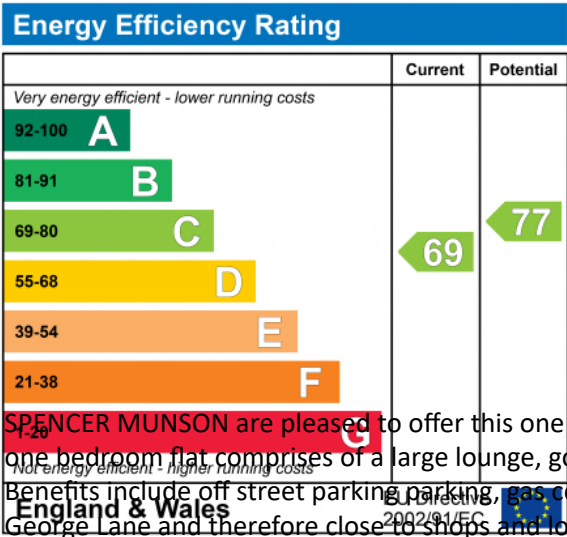


Garden



Exterior





SPENCER MUNSON are pleased to offer this one Bedroom Ground Floor Victorian Conversion Flat. This spacious one bedroom flat comprises of a large lounge, good sized bedroom, new modern fitted kitchen and bathroom. Benefits include off street parking, gas central heating and private garden. Prime central location near George Lane and therefore close to shops and local amenities and walking distance to Zone 4 Central Line station South Woodford with direct access to the City and West End and 24 hour service at weekends. There is also easy access to A406 and M11. Available 29th November on a minimum 12 months tenancy on a unfurnished basis. EPC Rating: C Council tax band B

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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 accessories 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.



