



WHERE STANDARDS MATTER

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The Vines, Clarendon Road, South Woodford, E18

****ONE BEDROOM GROUND FLOOR FLAT** ** GOOD SIZE LOUNGE** ** NEUTRAL DECORATED
THROUGHOUT** ** DOUBLE BEDROOM** ** CLOSE TO SHOPS AND AMENITIES** ** WALKING
DISTANCE TO CENTRAL LINE STATION ** ** AVAILABLE NOW ON A MINIMUM 12 MONTHS
TENANCY ** ** EPC RATING D COUNCIL TAX BAND B**

Rent: £1,500 - Monthly



The Vines, South Woodford E18

Lounge



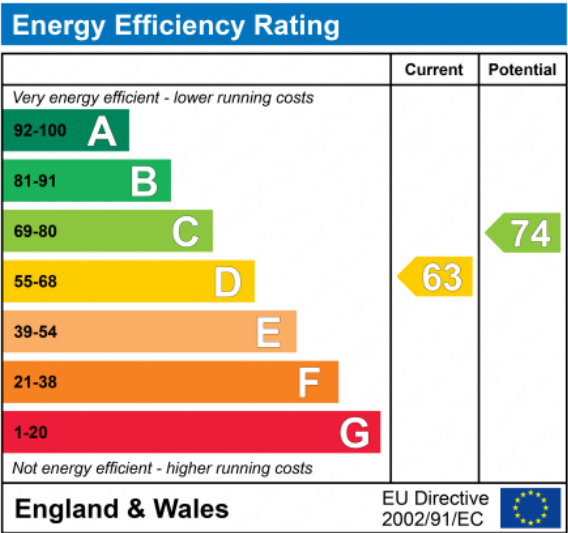
Kitchen



Bedroom



Bathroom



SPENCER MUNSON are pleased to offer this one bedroom ground floor conversion situated just a 7 minute walk from South Woodford Central Line station with easy access to the City and West End of London (Stratford in 10 minutes and Liverpool Street in 20 minutes - all timings from google) with 24 hour service at weekends. This comfortable home has a large living area, high ceilings, lovely sized double bedroom, fitted kitchen with appliances including washing machine, fridge, freezer, oven and hob and a additional benefit is that it is situated within a short walk of the vibrant George Lane with its shops, bars, cafés, restaurants and supermarkets including Sainsbury's, Waitrose and M&S Simply Food, and Odeon cinema nearby. It is available NOW on an unfurnished basis. EPC Rating: D 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 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.