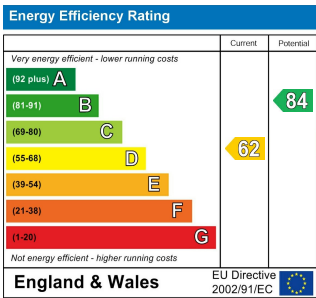
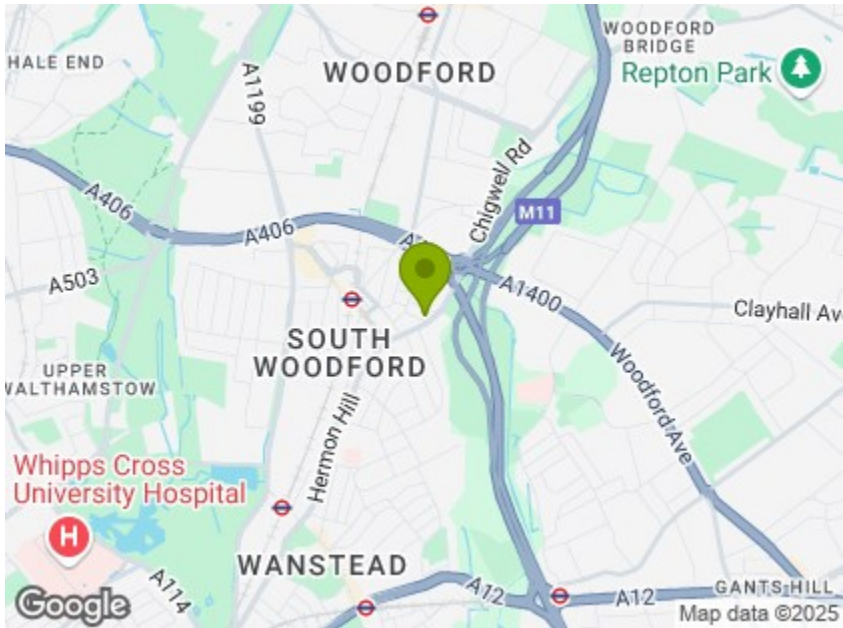




Total Area: 124.4 m² ... 1339 ft² (excluding eaves storage)  
All measurements are approximate and for display purposes only



## ALBERT ROAD, SOUTH WOODFORD

£2,700 Per Month

4 Bed House - Terraced



### Features:

- Four Bedrooms
- Close to South Woodford Station
- Extended Kitchen/Diner
- Under Floor Heating in the kitchen and family bathroom
- Street Parking
- Moments from the open spaces of Onslow Gardens and Roding Valley
- Moments from George Lane
- 12 Months Minimum Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

A strikingly beautiful, four bedroom, two bathroom family home. Arranged over three floors, with a huge reception room, contemporary kitchen diner and rear garden, it's all within easy walking distance of green parks, great pubs and restaurants.

It's only seven minutes on foot to South Woodford station, where the rapid Central line runs straight through to Liverpool Street in twenty one minutes and Oxford Circus in half an hour.

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0203 369 6444

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0203 397 9797

**E18 & IG8**  
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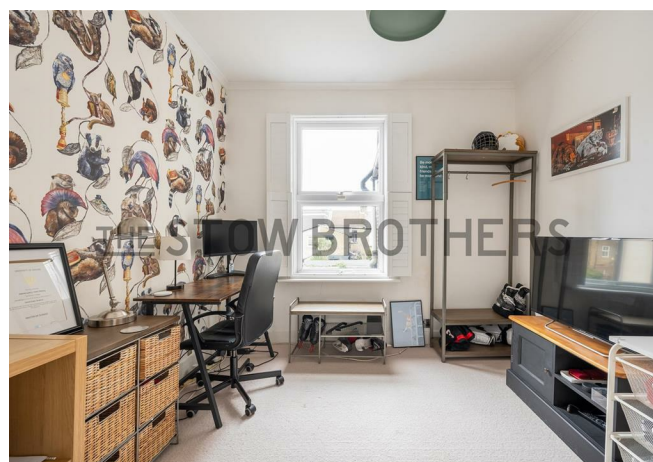
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#### IF YOU LIVED HERE...

Your enormous, 275 square foot reception room is floored with immaculate, blonde, herringbone timber, features an ornate vintage fireplace and artfully arranged, floor to ceiling, bespoke shelving. The whole space is flooded with natural light from a bistro shuttered bay window to the front and an open archway to the rear, connecting to your kitchen diner. As you step through, you'll pass a boutique WC and arrive in your contemporary, 225 square foot, open plan kitchen diner. Pale marbled tilework runs underfoot, an exposed brick feature wall and a large range cooker with brushed steel splashback and extractor hood, all illuminated by two bright overhead skylights.

Concertina doors fold back to extend your dining area out into your private rear garden, a tranquil space with a long stretch of Trulawn and a smooth patio. Up on the first floor you'll find two handsome double bedrooms, the principal coming with a triple set of custom made wardrobes, and your family

bathroom to the rear, in sky blue metro tiling. Upstairs again for two bedrooms, one totalling an impressive 135 square feet of floorspace and two oversized Velux windows. Your second bathroom sits between the two sleepers, a wet room with immaculate mint green tiling, crisp white paintwork and a refreshing rainfall shower.

The open meadows and scenic riverside footpaths of Roding Valley Park are only a two minute walk from your front door. Extending all the way up to Ray Park Woodlands and down into Wanstead Park, this lush, green oasis opens up endless possibilities for long walks and bike rides. Your family friendly local pub, The Railway Bell, sits opposite South Woodford station. With a cosy interior, beer garden and games nights, there's always a fun welcoming atmosphere and a huge selection of delicious meals and drinks.



#### WHAT ELSE?

- For authentic Italian cuisine and a wonderfully warm atmosphere, Cucina Bettina is only a nine minute walk away, a great restaurant choice for date night or family dining.
- Within a mile of your new home you'll find twelve primary and secondary schools, with Oakdale Infants and Junior School almost on your doorstep and the independent Snaresbrook School just a few minutes away on foot.
- An easy eight minute drive takes you out onto the arterial North Circular motorway, providing excellent road connections to the rest of London and the East coast.

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**Reception room**  
11'4" x 13'4"

**Reception room**  
11'11" x 10'9"

**Kitchen/Diner**  
14'9" x 15'7"

**Bedroom**  
14'8" x 11'3"

**Bedroom**  
9'5" x 10'11"

**Bathroom**  
7'4" x 9'1"

**Bedroom**  
12'9" x 10'11"

**Shower room**  
8'0" x 5'10"

**Bedroom**  
7'6" x 9'6"



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