

Second Floor

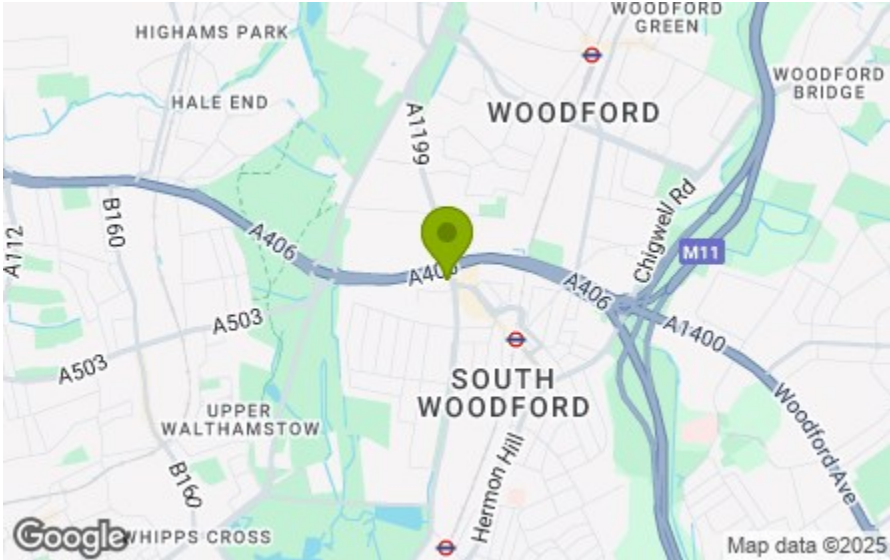
Total Area: 60.3 m² ... 650 ft²  
All measurements are approximate and for display purposes only.

Kitchen / Dining / Reception Room  
20'4" x 23'4"

Bedroom  
9'7" x 12'8"

Bathroom  
6'2" x 8'9"

Hallway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-68) C		
(55-58) D		
(49-54) E		
(41-48) F		
(31-39) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## HIGH ROAD, LONDON

£1,550 Per Calendar Month

1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Second Floor Flat
- Secure Entrance
- 24 Hour Concierge
- Built in Wardrobes
- Short walk to South Woodford Underground Station
- Next to a plethora of amenities on George Lane
- 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

A spacious, stylishly decorated, one bedroom second floor apartment, handily sat next to the artisanal coffee shops, fine restaurants and friendly pubs on George Lane. The endless green expanse of Epping Forest is also nearby.

South Woodford station is only a ten minute walk away, offering fast Central line service, your door to door commute to London Liverpool Street totals just half an hour.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

**STOWBROTHERS.COM**  
@STOWBROTHERS

REQUEST A VIEWING  
0203 3691818





REQUEST A VIEWING  
0203 3691818

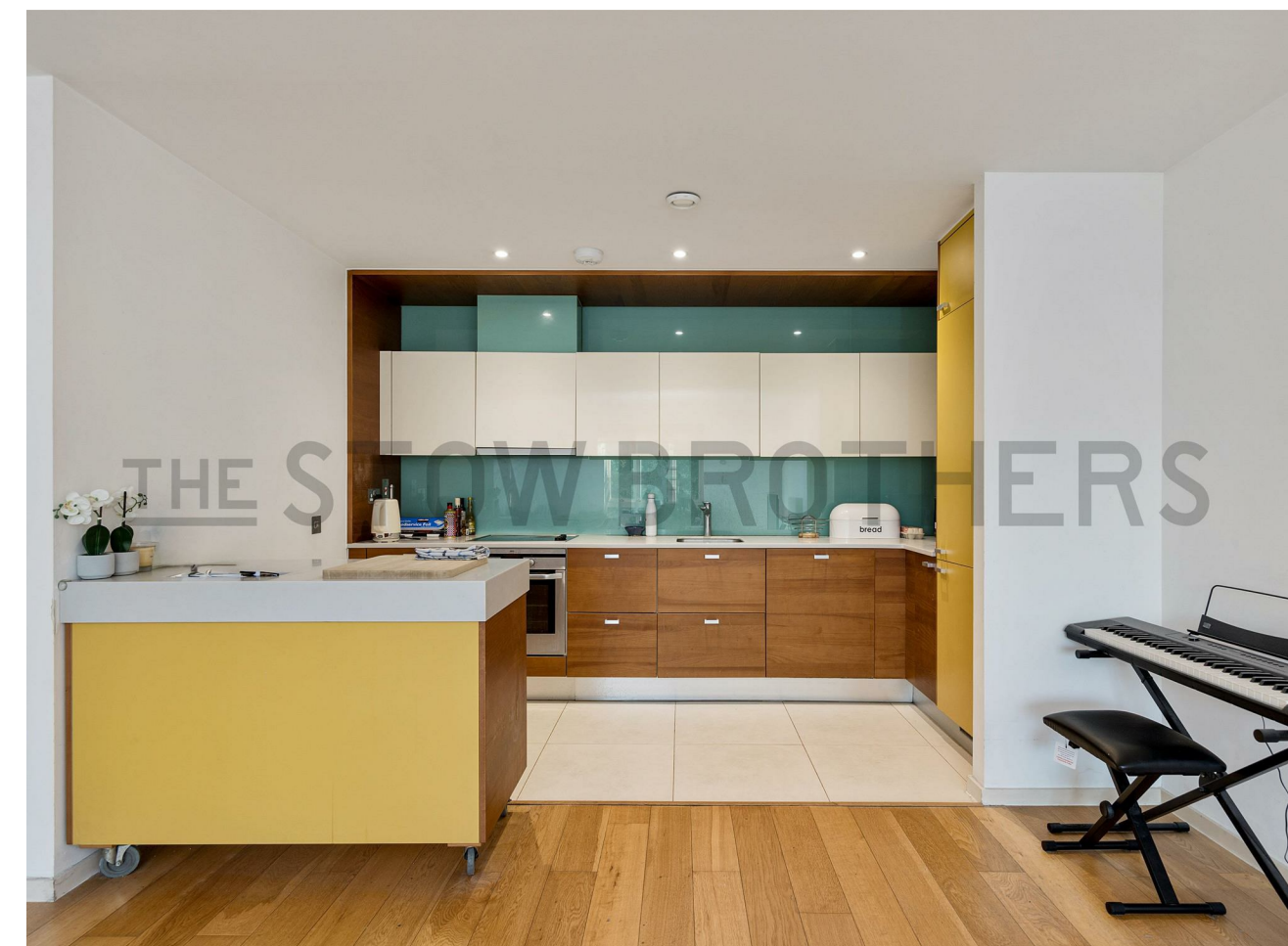
#### IF YOU LIVED HERE...

Your new home sits on the second floor of a modern, secure development, with beautifully maintained communal gardens. Stepping through the front door you'll pass two handy built in cupboards before entering your immaculate, 390 square foot, open plan kitchen, lounge and diner. In here, smooth engineered hardwood flows across the floor and a wide bright window offers treetop views. Hardwood flooring gives way to pale, oversized floor tiles in your kitchen area, all cleverly partitioned by a breakfast bar. Glossy white and matt timber cabinets line the walls, there's a high sheen aquamarine tile backdrop. A concealed extractor hood sits over a sleek, stainless steel, integrated oven.

Your handsome, 150 square foot, principal bedroom has fitted wardrobes, another wide bright window, overlooking the surrounding trees and rooftops. Your main bathroom is with pale grey tile work, wood panelling, chrome fixtures and fittings and

rainfall shower over the bathtub.

It's just a couple of minutes on foot to George Lane, where you'll find a great range of amenities including independent coffee shops, welcoming restaurants and friendly pubs. At Decanteur you can sample delicious Spanish tapas and fine wines, while a little further down you'll find your new local, The Railway Bell. This vibrant gastropub sits next to South Woodford station with a welcoming beer garden. For long, leisurely walks in the great outdoors, Epping Forest is just half a mile away, offering endless trails that wind through dense woodlands and lush green meadows.



#### WHAT ELSE?

- Cinema buffs will be delighted to know that the South Woodford ODEON cinema is only two minutes from your front door.
- For those mid morning weekend cravings, BOBO and Wild serve up hearty brunches and speciality coffees. Just a seven minute stroll away.
- It's well worth the fifteen minute stroll to Ark Fish Restaurant, where you can dine on innovative plates made with the catch of the day, and some of the best fish and chips that London has to offer.

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM