

YELLANDS
est 1930

TO LET



1 Bedroom



1 Bathroom



TBC sqft

EPC

Rating D

CRESCENT ROAD

South Woodford, E18

£1,500 pcm / £347 pw

Call us: 020 8491 8080



The Story of CRESCENT ROAD

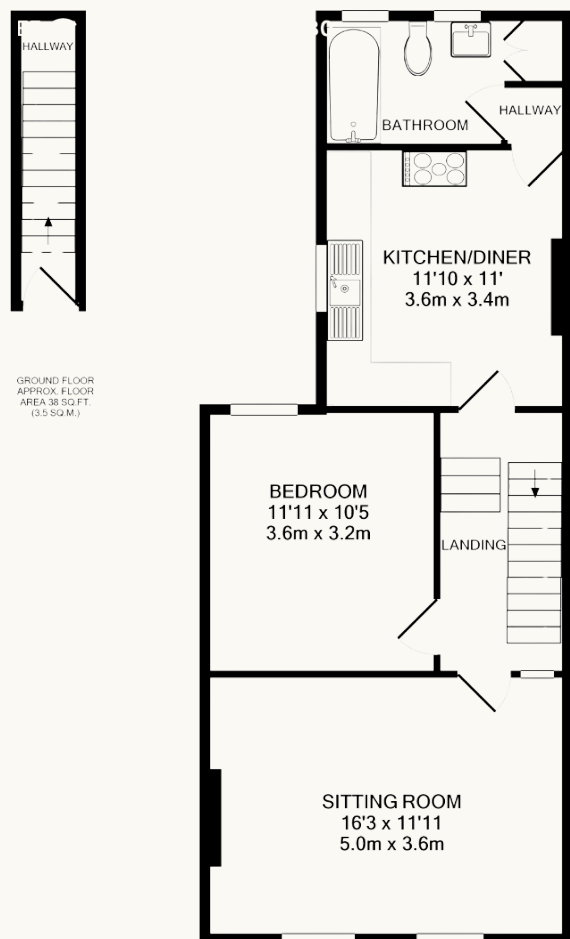
A beautifully presented one-bedroom flat, ideally located in the heart of South Woodford, just moments from George Lane, South Woodford Station and a fantastic selection of shops, cafés and restaurants.

Some homes are simply well located. Others place everything you need right on your doorstep.

Situated on the ever-popular Crescent Road, this well-presented one-bedroom apartment offers bright, well-proportioned accommodation in one of South Woodford's most desirable locations.

Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

FLOORPLAN



1ST FLOOR
APPROX. FLOOR
AREA 576 SQ.FT.
(53.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (57.0 SQ.M.)

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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The accommodation has been thoughtfully arranged to maximise both space and natural light. A welcoming reception room provides the perfect place to relax or entertain, while the fitted kitchen offers practical everyday living. The spacious double bedroom provides a peaceful retreat, complemented by a well-appointed bathroom.

One of the property's greatest strengths is its location. George Lane's vibrant high street is just a short walk away, offering an excellent selection of independent cafés, restaurants, bars and boutique shops, alongside everyday conveniences including supermarkets and leisure facilities.

South Woodford Underground Station (Central Line) is also within easy walking distance, providing fast and direct access into the City, Stratford and the West End. For those who enjoy the outdoors, Epping Forest is close by, offering acres of woodland, walking trails and open green space. Combining generous accommodation with an exceptional location.

Key features

- One-Bedroom Flat
- Bright & Spacious Reception Room
- Large Fitted Kitchen
- Well-Proportioned Double Bedroom
- Prime South Woodford Location
- Walking Distance to South Woodford Station (Central Line)
- Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		