



Bedroom  
 13'9" x 8'6"

Living Room/Kitchen  
 23'7" x 9'10"

Bathroom

Hallway

Total Area (Excluding Balcony): 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	71
		EU Directive 2002/91/EC	



## GEORGE LANE, LONDON

£1,800 Per Calendar Month  
 1 Bed Apartment



### Features:

- Spacious One Bedroom
- Open Plan Kitchen
- Newly Refurbished
- Located on Ground Floor
- Unfurnished
- Secure Entrance
- Located On George Lane
- Minimum 12 Months Tenancy
- No Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400

Set in the thriving heart of South Woodford, this one-bedroom apartment on the third floor of an attractively updated period building. The elevated position and unique layout give the home a distinctive character, and the private balcony will be a real bonus.

South Woodford's excellent shops, coffee shop and transport links are close at hand, while Epping Forest and Roding Valley are also within easy reach, offering a welcome balance of urban convenience and open green space.

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#### IF YOU LIVED HERE...

Arranged over 781 square feet, this is a home that feels characterful and inviting from the moment you step inside. The loft conversion brings a sense of individuality, with sloping rooflines adding charm and a real sense of privacy, while the height brings energy efficiency.

The open-plan lounge and kitchen is thoughtfully arranged to make the most of the space, with clearly defined areas for relaxing and dining. The kitchen itself is sleek and modern, complete with pristine fittings and appliances, while roof windows help bring in natural light without compromising the cosy atmosphere.

The bedroom is well proportioned and nicely tucked away, while the modern bathroom is fitted with contemporary fixtures. Storage has been cleverly incorporated throughout, including two

useful built-in cupboards in the hallway.

Outside, the vast green space of Roding Valley Park is a short stroll away, while Epping Forest is a similar distance in the other direction. Even closer to home, you'll find all the amenities of George Lane. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema for that big screen experience.

As for getting further afield, South Woodford station is just four minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes.



#### WHAT ELSE?

- Make the Railway Bell your new local - it's only a short hop away after all, plus it has friendly staff, and a great selection of drinks.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked goods and handcrafted arts.
- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's an easy walk from your home.

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