



WHERE STANDARDS MATTER

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Helmsley, Cleveland Road, South Woodford, E18

TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT * * * * TOP FLOOR * * * * TWO DOUBLE BEDROOMS * * * * UNFURNISHED * * * * CLOSE TO SHOPS & RESTAURANTS * * * * WALKING DISTANCE TO SOUTH WOODFORD STATION * * * * PHONE ENTRY SYSTEM * * * * AVAILABLE 18TH MARCH 2026 ON A MINIMUM 12 MONTHS TENANCY * * EPC RATING C COUNCIL TAX BAND C * *

Rent: £1,800 - Monthly



Helmsley, Cleveland Road, South Woodford E18**Reception**

4.95m (16'3) x 3.15m (10'4)

**Kitchen**

1.78m (5'10) x 3.71m (12'2)

**Bedroom 2**

2.59m (8'6) x 4.75m (15'7)

**Bedroom 1**

3.76m (12'4) x 2.16m (7'1)

**Bathroom**

1.68m (5'6) x 2.16m (7'1)



Exterior



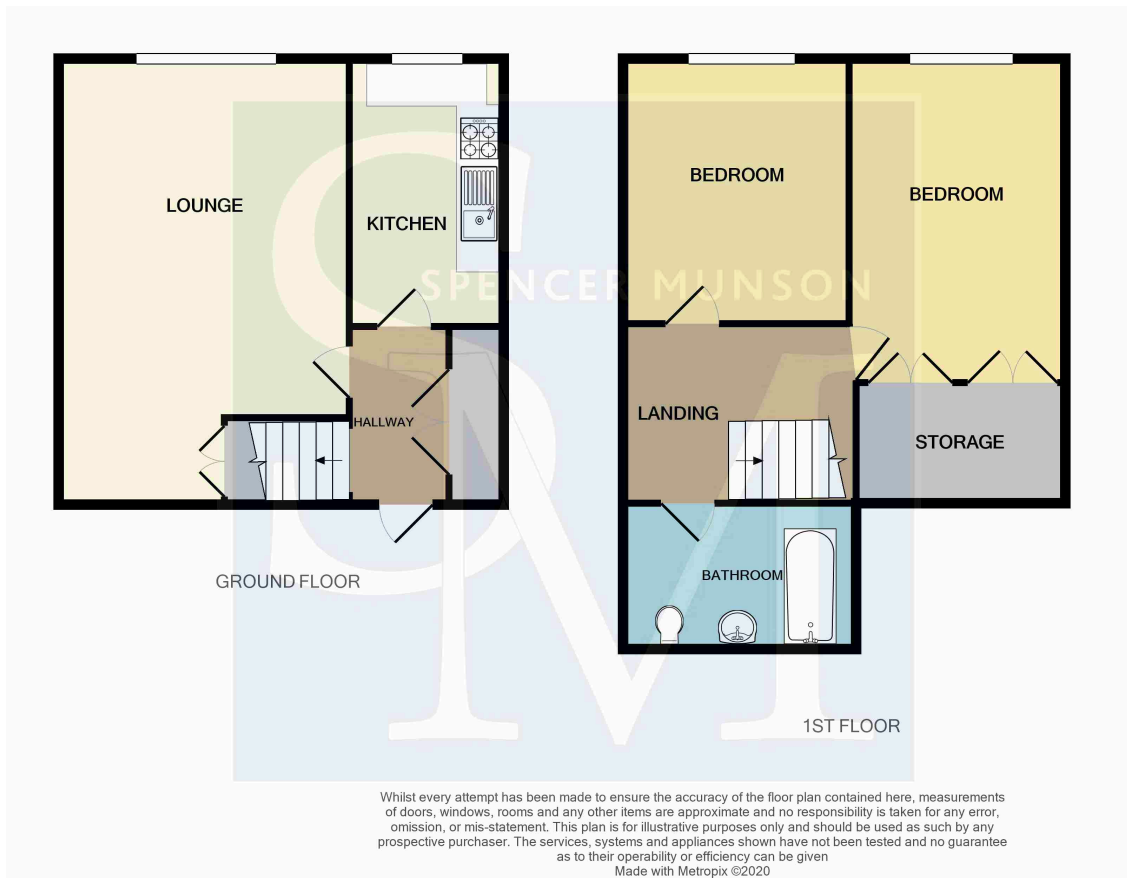
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer Munson are pleased to present this two double bedroom split level apartment situated on Cleveland Road with easy access to George Lane with its range of shops, restaurants and supermarkets. A short walk to South Woodford Station with direct access to Stratford and on to the City and West End of London with 24 hours service at weekends. This apartment comprises of a large lounge, fitted kitchen, two double bedrooms and a modern fitted bathroom. Other benefits include security entry phone and street parking (residents permit required). Available 18th March 2026 on an unfurnished basis. EPC Rating: C Council Tax Band C.

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Floor plan



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.