



Total Area: 48.3 m² ... 520 ft² (excluding balcony)
All measurements are approximate and for display purposes only

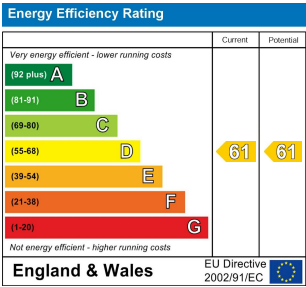
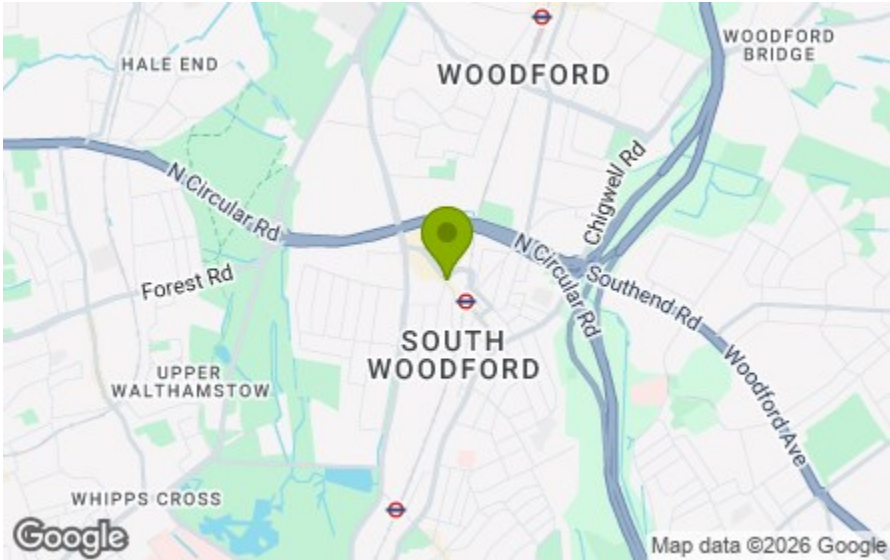
Reception Room
15'0" x 17'5"

Kitchen
6'2" x 11'1"

Bedroom
9'10" x 13'6"

Bathroom
5'11" x 5'10"

Balcony
10'0" x 4'0"



GEORGE LANE, SOUTH WOODFORD
£1,550 Per Calendar Month
1 Bed Flat



Features:

- Located on First Floor
- Newly Refurbished Apartment
- One Bedroom
- Separate Kitchen
- Modern Decor
- Private Balcony
- No Parking
- Seconds away from South Woodford Station
- Holding Deposit: equivalent to one week's rent capped at £400
- Located on George Lane

An exceptionally well realised one bedroom balcony apartment, with plenty of natural light, high ceilings and exceptional finishes throughout. You're perfectly placed too, right on the social hub of George Lane and moments from South Woodford tube.

Epping Forest's endlessly explorable open greenery is around fifteen minutes on foot. Whether you head out for a morning jog or an evening stroll, you'll forget you're in London.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your reception sits to the front, impeccably generous at around 200 square feet, lit by a pair of high bright windows and with sleek blonde hardwood running underfoot, complementing the immaculate aesthetic. Next door your family bathroom is just as polished, with large format smoky grey tilework running underfoot and from floor to ceiling.

Your kitchen's yet another immaculate, box fresh space. More blonde hardwood floors, sleek and seamless cabinets, dark quartz style counters and striking,

oversized marbled tiling on the splashback. To the rear your bedroom is an impressive double, around 120 square feet, still in that signature white and blonde palette. Step out from here onto your balcony, for slate grey tiling underfoot plus roof and treetop views.

George Lane is South Woodford's social hub, home to a fine choice of everything from cafes to supermarkets to gastropubs and restaurants. There's even an art deco Odeon cinema at the top, less than five minutes from your new front door. For your new local, the lane's namesake gastropub The George is a good bet, a decent range of beers and wines and a delicious menu.



WHAT ELSE?

- South Woodford tube is less than five minutes on foot for the Central line and regular, direct and speedy runs to the City and West End.
- If you want to stroll off of George Lane a little way you can find Ark Fish, Sakura, and other eclectic eateries arranged along Hermon Hill, just a few minutes away.
- As well Epping Forest to the west, you have the greenery of Roding Valley Park to the east, so you can vary up your running route.

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