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31 Hillcrest Road, South Woodford, E18

EXTREMELY LARGE TWO BEDROOM FLAT ** *LARGE LOUNGE *LAMINATE FLOORING** **EN-SUITE TO MASTER BEDROOM** **ELECTRIC HEATING** **UNFURNISHED** **24hr CONCIERGE** **SECURE PARKING SPACE** ** EPC RATING: C COUNCIL TAX BAND D ** AVAILABLE 3RD APRIL 2026 ON A MINIMUM 12 MONTHS TENANCY**

Rent: £2,000 - Monthly



Hillcrest Road, South Woodford, E18

5.4m (17'9) x 4.5m (14'9)
Lounge



Kitchen
2.6m (8'6) x 2.4m (7'10)



4.9m (16'1) x 3.8m (12'6)
Master Bedroom



Bathroom
En Suite



3.4m (11'2) x 2.7m (8'10)
Bedroom Two

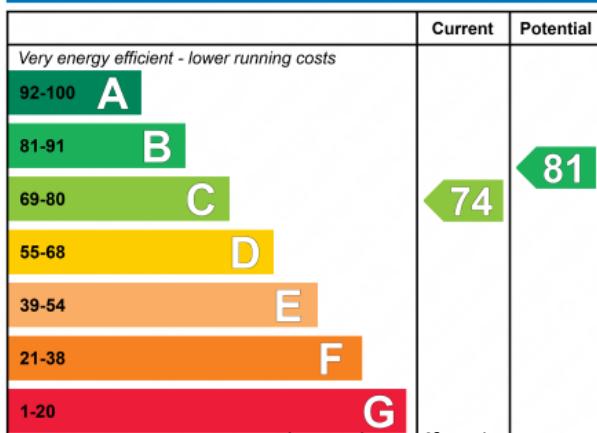


2.6m (8'6) x 1.9m (6'3)

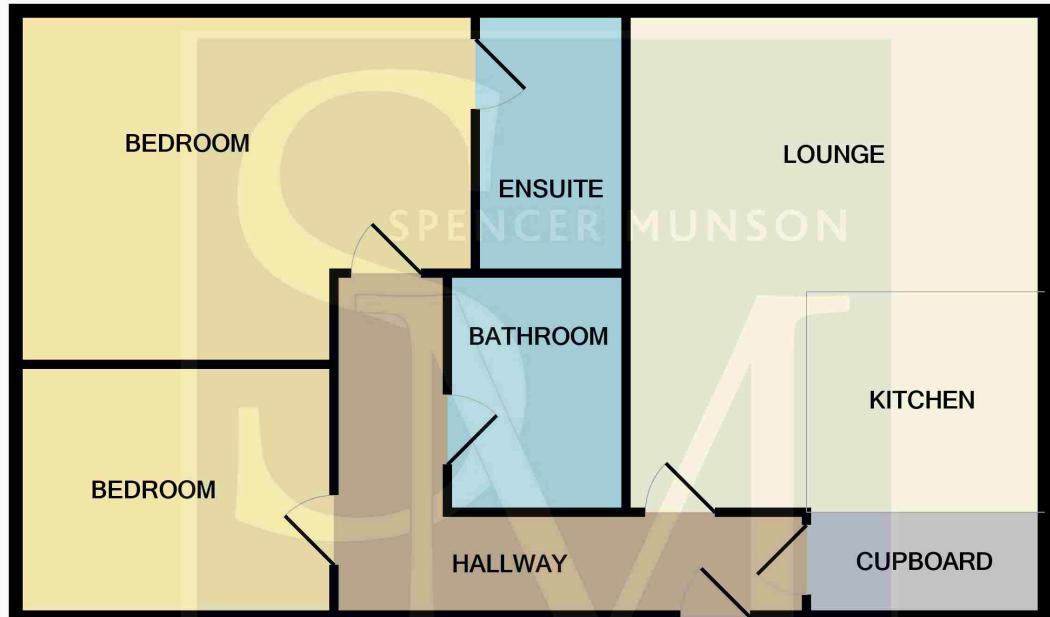
Family Bathroom



Energy Efficiency Rating



Spencer Munson are pleased to offer this extremely spacious two double bedroom apartment within a separate block of 4 flats situated in a highly sought after development offering 24 hour concierge and one underground secure parking space and being within walking distance of South Woodford central line station, restaurants, shops and bars. This apartment boasts a large lounge with laminate flooring open plan to fully fitted kitchen with built in appliances, fitted master bedroom with en suite shower room, family bathroom, electric heating, unfurnished, neutral decor throughout. Available from 3rd April 2026. EPC Rating: C Council Tax Band D

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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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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.