



WHERE STANDARDS MATTER

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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



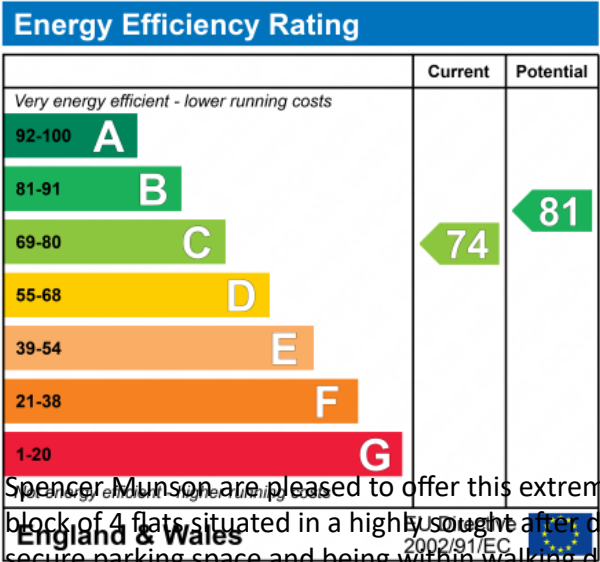
Bathroom
En Suite



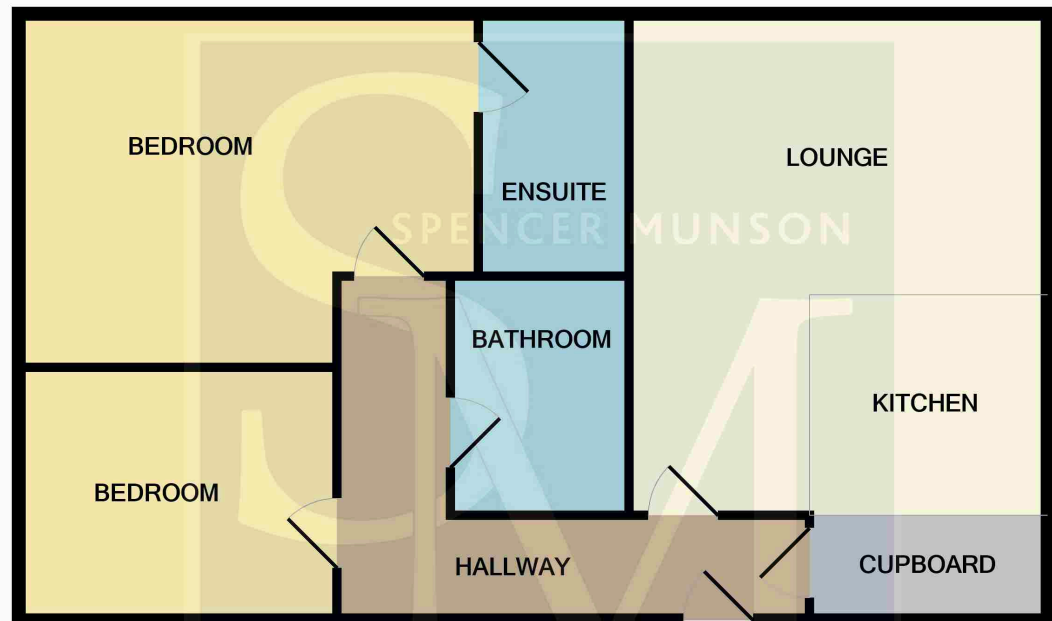
3.4m (11'2) x 2.7m (8'10)
Bedroom Two



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



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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