



WHERE STANDARDS MATTER

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### **George Lane, South Woodford, London, E18**

Spencer Munson are delighted to offer this exceptional extended period home, located just a short walk from South Woodford Central line station, along with an excellent selection of local boutiques, cafés, bars, and restaurants.

Beautifully presented throughout, this charming family home has been thoughtfully extended to the rear and into the loft, creating bright and spacious accommodation across three floors. The property now boasts four well-proportioned bedrooms, including three doubles and one single, alongside a stylish family bathroom. The main principle bedroom further benefits from a luxurious en-suite bath/shower room.

The ground floor welcomes you with an impressive entrance hall and guest cloakroom/WC, leading through to interconnecting reception rooms that flow seamlessly into a versatile playroom or additional office space. To the rear, the fitted kitchen/breakfast room enjoys attractive views across the well-maintained garden, providing the perfect setting for both everyday living and entertaining.

An additional feature of the property is the installation of solar panels, helping to reduce energy costs.

Available from 30th June 2026.

EPC Rating: C

Council Tax Band: E

**Rent: £3,100 - Monthly**



# George Lane, South Woodford, E18

Reception 1



Kitchen



Bedroom 1



Bathroom 1



Bedroom 2



**Bedroom 3**



**Bedroom 4**



## George Lane, South Woodford, E18

### Bathroom 2



### W/C



### Medium sized Garden



### Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	79
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### **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.