



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.



KITCHEN/LOUNGE/DINER
13'4" x 23'8"

BEDROOM
8'4" x 13'9"

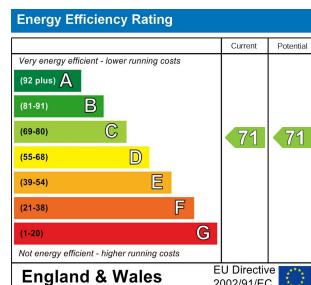
BATHROOM
8'3" x 5'5"

UPPER GROUND FLOOR

Total Area: 45.1 m² ... 485 ft²



GEORGE LANE, SOUTH WOODFORD
£1,600 Per Calendar Month
1 Bed Flat



Features:

- Spacious One Bedroom
- Open Plan Kitchen
- Newly Refurbished
- Located on Ground Floor
- Unfurnished
- Secure Entrance
- Located On George Lane
- Minimum 12 Months Tenancy
- Parking Permit Only
- Seconds Away From Station

Set in the heart of South Woodford, just moments from the Central line station, this bright and newly finished one-bedroom apartment occupies the upper ground floor of a smartly developed period building. Perks include a generous open-plan living space, immaculate decor throughout and an abundance of natural light.

While the transport links and local amenities are right on your doorstep, the apartment is also well placed for outdoor space, with Epping Forest and Roding Valley close by, offering an ideal escape into nature whenever you need it.

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IF YOU LIVED HERE...

Spread out over 485 square feet, this is an apartment you can feel at home in from the day you move in. It's been beautifully finished, so you can actually enjoy settling in and getting acquainted with the neighbourhood.

The spacious open plan lounge/kitchen is naturally bright with a clever layout which divides the space without impacting the flow of light. There's plenty of room for relaxing and dining in the main area, while the kitchen is sleek and modern, with pristine fittings and appliances.

The bedroom is a good size with more spotless decor, while the modern bathroom is pristine with contemporary fittings. There's plenty of storage space throughout, including a convenient built-in cupboard in the hallway.

Outside, the vast green space of Roding Valley Park is a short stroll away, while Epping Forest is a similar distance in the other direction. Even closer to home, you'll find all the amenities of George Lane. Despite the peaceful village-esque ambience, this area is packed with shops, supermarkets (Marks & Spencer or Waitrose - take your pick), restaurants and bars, not to mention the Odeon cinema for that big screen experience.

As for getting further afield, South Woodford station is just four minutes on foot. From here the Central line can take you to Liverpool Street in just another 20 minutes.



WHAT ELSE?

- Make the Railway Bell your new local - it's only a short hop away after all, plus it has friendly staff, and a great selection of drinks.
- Mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held. Expect to find high-welfare meat, artisan baked goods and handcrafted arts.
- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's an easy walk from your home.

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