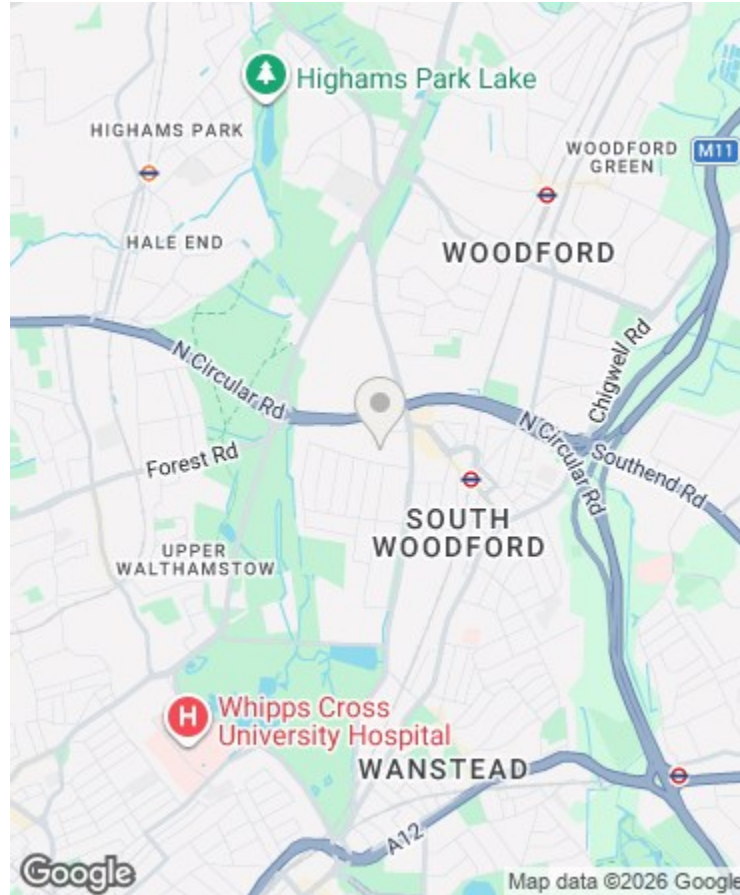




Directions

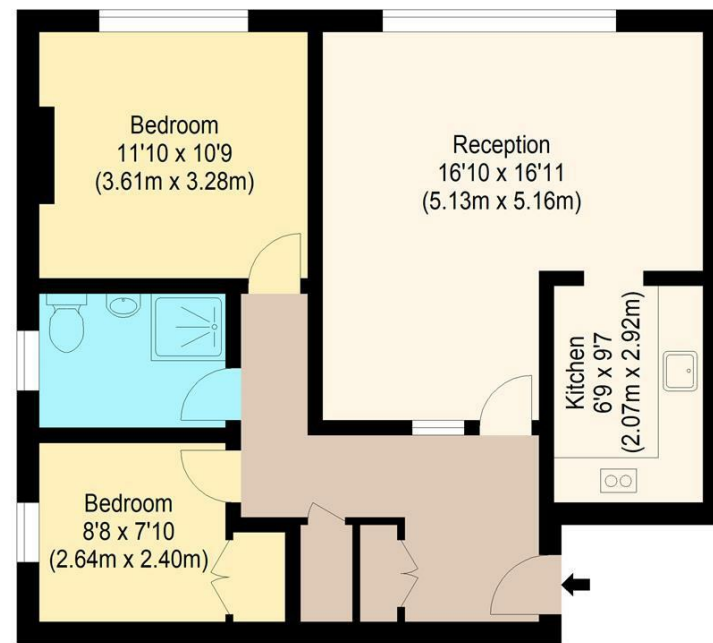
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Second Floor

william rose
Torfell

Approximate Gross Internal Floor Area : 66.80 sq m / 719 sq ft
Garage/ Shed : 00.0 sq m/ 00.0 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 5/8/2024



7 Torfell Grove Hill, London, Essex, E18 2JH

£1,850 Per Month

- Two-bedroom contemporary apartment
- Exceptional open-plan living
- Contemporary shower room
- South Woodford Station (Central Line) closeby
- Epping Forest is a stroll away
- Approximately 719 sq ft
- Stylish high-specification fitted kitchen
- Large feature picture window
- Short walk to George Lane
- Designed with modern lifestyles in mind

7 Torfell Grove Hill, London E18 2JH

A beautifully presented two-bedroom apartment offering bright contemporary interiors, generous open-plan living and high-quality finishes, all within a short walk of South Woodford Station, George Lane and Epping Forest

 2

 1

 1

 D

Council Tax Band: C



Situated within the sought-after Torfell Apartments, this beautifully presented apartment offering contemporary living in the heart of South Woodford. Designed with modern lifestyles in mind, the property combines bright open-plan accommodation, high-quality finishes and an exceptional location, making it an ideal home for professionals, couples or small families looking to enjoy one of East London's most desirable neighbourhoods.

The apartment is welcomed by a generous entrance hall leading through to an impressive reception room extending to over 16ft. Flooded with natural light from the striking full-height picture window and glazed doors, this superb living space provides ample room for both relaxing and dining, creating a wonderful environment for entertaining guests or enjoying everyday life. The elevated outlook further enhances the feeling of space and light throughout.

The contemporary kitchen has been thoughtfully designed with sleek high-gloss cabinetry, quality worktops and integrated appliances, offering excellent storage and preparation space whilst maintaining a clean, modern finish.

There are two well-proportioned bedrooms, including a spacious principal bedroom together with a versatile second bedroom ideal as a guest room, home office or nursery. Completing the accommodation is a stylish shower room, finished with contemporary tiling, a large walk-in shower enclosure and quality sanitaryware.

Perfectly positioned just moments from South Woodford Underground Station (Central Line), the property offers swift access to Stratford, Liverpool Street, Bank and the West End, making it particularly appealing to commuters. George Lane is only a short walk away and offers an excellent selection of cafés, restaurants, supermarkets, independent boutiques and everyday amenities, creating a vibrant village atmosphere rarely found so close to Central London.

For those who enjoy the outdoors, the vast open spaces of Epping Forest are within easy reach, providing miles of woodland walks, cycling routes

and open parkland. Nearby Eagle Pond and Hollow Ponds offer further opportunities to enjoy nature, whilst excellent road connections via the A406, M11 and A12 provide convenient access across London and Essex.

Offering stylish accommodation, generous living space and an outstanding location, this superb apartment presents an excellent opportunity to rent a modern home in one of South Woodford's most sought-after developments.

Council Tax Band: C (London Borough of Redbridge)
EPC Rating: D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose