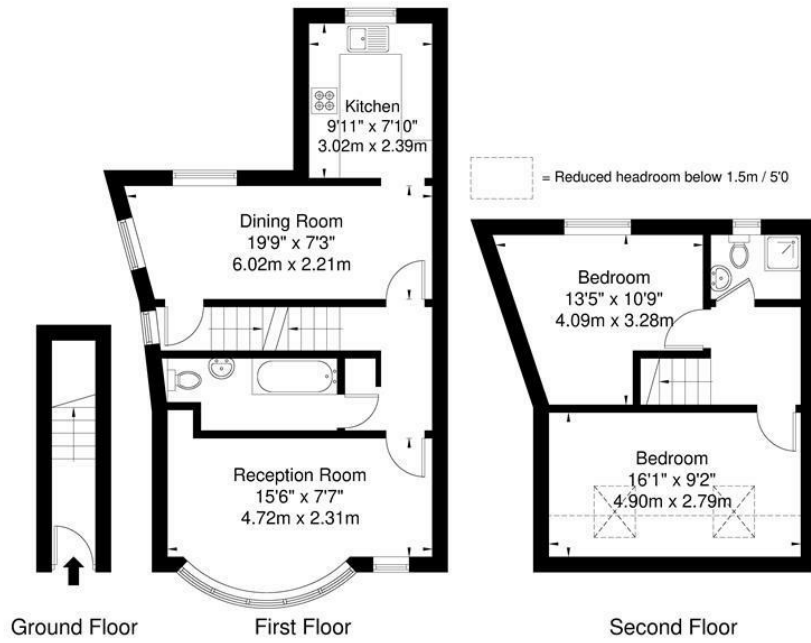


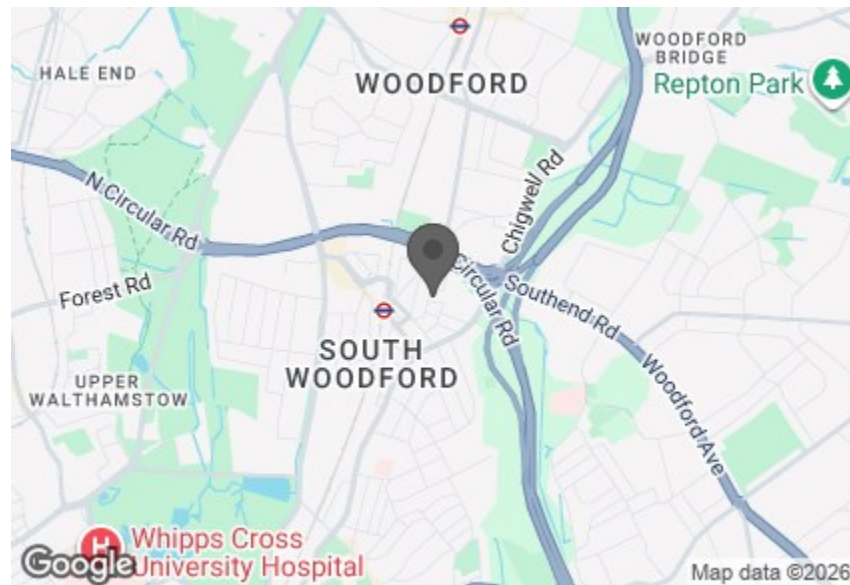
Woodville Road, London, E18 1JT  
Approximate Gross Internal Area = 83.7 sq m / 900 sq ft



Ground Floor First Floor Second Floor

#### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Flat

Woodville Road E18

£475,000

This is a beautifully presented two-bedroom flat in the heart of South Woodford.

Located on a quiet residential street, moments from the shops, cafes and restaurants of George Lane, this flat is perfect for anyone wanting to be close to amenities. Transport links are excellent; for city commuters South Woodford Underground Station is a five-minute walk away and for drivers the North Circular is within easy reach.

This modern 1930's style flat is arranged over two floors and there is the added benefit of having your own front door. The first floor has two light and airy reception rooms. One of which is dual aspect and adjacent to a stylish fully integrated kitchen. There is also a family sized bathroom and a useful utility area for white goods in the hallway.

Upstairs there are two spacious and light double bedrooms and a modern bathroom with a walk-in shower.

Leasehold with 109 years  
Ground rent £150 per annum  
Service charge £0  
Share of freehold is also available.

#### OUT AND ABOUT

Roding Valley Park - The largest remaining species-rich water meadow in Essex with its famous display of wildflowers and wonderful mosaic of habitats.  
Odeon Cinema - Visit the iconic ODEON South Woodford, a state-of-the-art multi-screen cinema originally opened in 1934 that shows everything from 3D blockbusters to independent films.  
George Lane: The buzzing high street is packed with a wide variety of pubs, cafes, and restaurants.  
South Woodford Farmers Market: Held on George Lane every third Sunday of the month, this market is the best place to pick up high-welfare meats, artisan baked goods, fresh pasta, and local crafts.  
Epping Forest & Hollow Ponds: Wander into the northern end of Epping Forest. Head down to Hollow Ponds to hire a rowing boat or feed the swans on a sunny afternoon.



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## ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	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	

