



Kitchen/ Reception Room
 13'1" x 15'11"

Bedroom
 13'8" x 9'8"

Bedroom
 17'3" x 9'8"

Second Floor

Total Area: 61.5 m² ... 662 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			



THE BROADWAY, WOODFORD GREEN

£1,675 Per Calendar Month
 2 Bed Flat



Features:

- Two Bedroom Apartment
- Located on Second Floor
- Open Plan Kitchen
- Modern Decor
- Located Seconds Away from Woodford Station
- Permit Parking Only
- Located on The Broadway
- Holding Deposit: equivalent to one week's rent capped at £400

A charming and bright two bedroom, second floor apartment, perfectly situated in the heart of Woodford, with all your day to day amenities just moments away. You also have plenty of local greenery, from Ray Park to Epping Forest.

Just steps from your front door, Woodford Station offers direct twenty minute journeys to Liverpool Street on the Central line.

REQUEST A VIEWING
 0203 397 2222

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IF YOU LIVED HERE..

You'll step into nearly 700 square feet of artfully arranged, open and bright living space. Your main living area sits at the end of the hall, reception and kitchen blending seamlessly, bathed in natural light that enhances the delicately toned ivory walls. Underfoot, rich walnut toned wood flooring adds warmth, while the kitchen features sleek white cabinetry set against a striking black metro tiled splashback.

Next door the first bedroom continues in a similar style, with twin windows overlooking the front of your home and a contemporary wood wardrobe. At the other end of the hallway your principal sleeper offers the same elegant design

and includes a matching wood wardrobe. The bathroom completes things with a tub and overhead shower, framed by soft taupe mosaic tiling.

Step outside and enjoy the best of Woodford right at your doorstep. Your new chippy, The Broadway Fish House, offers all the classics along with a modern twist such as fish tacos and an extensive wine menu. For coffee, The Kauffie Company roasts its own beans in house, delivering exceptional coffee with every cup. And if you're in the mood for something more exotic, nearby Temple serves up delicious fusion dishes inspired by Indian, Bangladeshi, and Nepali classics.



WHAT ELSE?

- Keep fit at Pikaia Pilates, a friendly Pilates studio just under twenty minutes from your home.
- Enjoy weekends in nature at Highams Park Lake, around a half an hour away. After a walk, head to Humphry's Cafe for a coffee and splendid views.
- Young families will be happy to know that highly rated nursery, Rising Stars Day Nursery, is just a seven minute walk from your front door.

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