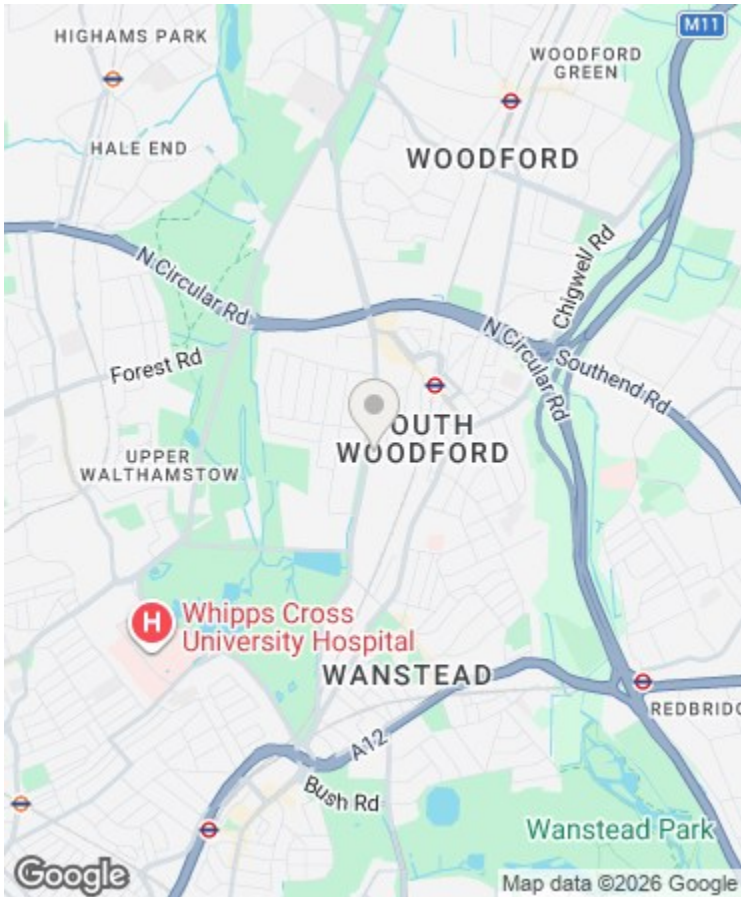




Directions

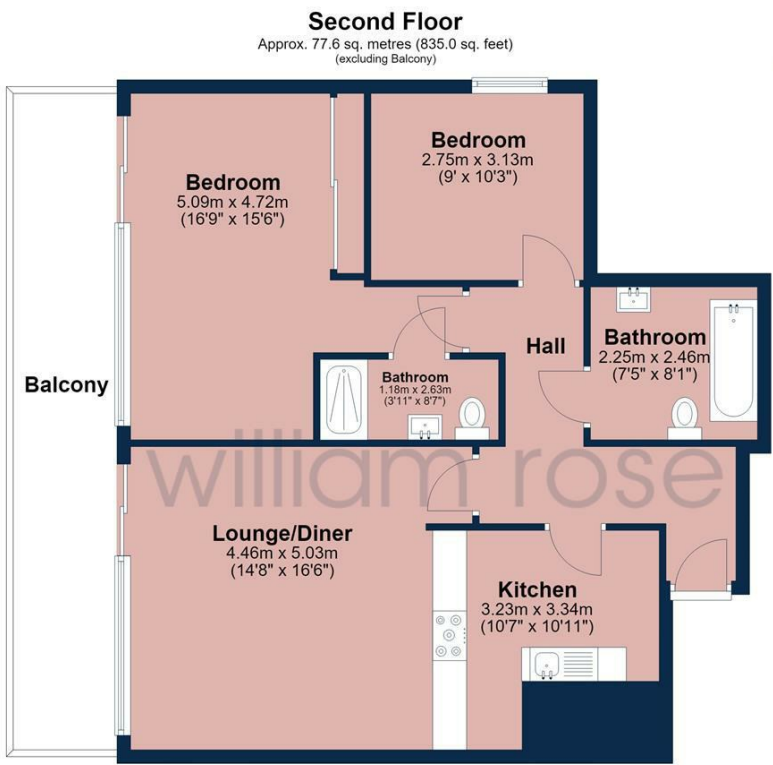
Viewings

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

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 77.6 sq. metres (835.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Woodford Road



Flat 5 Centurion Court, 31 Woodford Road, London, E18 2BQ

£2,500 Per Month

- Two generous double bedrooms
- Two luxury bathrooms, including en-suite
- Large private balcony with attractive green outlook
- Secure video entry system and lift access
- Walking distance to South Woodford Central Line Station
- Prestigious Centurion Court development
- Spacious open-plan living and dining area
- Contemporary designer kitchen
- Gated parking space
- Close to George Lane, Epping Forest and excellent local amenities

31 Woodford Road, London E18 2BQ

This exceptional two-bedroom, two-bathroom apartment offers contemporary living at its finest. Finished to an outstanding specification throughout and boasting an impressive private balcony.



Council Tax Band: D



Positioned within the prestigious Centurion Court overlooking open green space, this beautifully designed home combines luxury, comfort and convenience in one of South Woodford's most desirable developments.

Flooded with natural light, the heart of the apartment is the impressive open-plan living, dining and kitchen area. Designed with modern living in mind, the bespoke high-gloss kitchen features integrated appliances, gas underfloor heating, generous storage, quality worktops and a large breakfast bar, seamlessly flowing into the spacious reception room to create the perfect environment for entertaining or relaxing.

Full-height glazing provides direct access onto a substantial private balcony, extending the living space outdoors and offering peaceful views across mature trees and the open greenery opposite. Whether enjoying morning coffee or evening drinks, this private outdoor space provides an enviable setting rarely found in apartment living.

The principal bedroom is generously proportioned and benefits from a luxurious en-suite shower room together with fitted storage, while the second double bedroom is ideal for guests, professionals working from home or those looking for additional flexibility. A stylish contemporary family bathroom, finished with premium fixtures and fittings, serves the remainder of the apartment.

Further benefits include lift access, secure video entry system, gated parking, beautifully maintained communal areas and an exceptionally high standard of finish throughout, making this an outstanding home for professionals, couples or downsizers seeking modern living in a prime location.

Centurion Court occupies an enviable position on Woodford Road, perfectly placed between South Woodford and Woodford Green, providing residents with the very best of both locations. The surrounding area offers an excellent choice of independent cafés, restaurants, bars and popular eateries, alongside Waitrose, M&S Food, Sainsbury's, boutique retailers and a wide range of everyday amenities.

For commuters, both South Woodford and Woodford Underground Stations (Central Line) are within easy reach, providing direct services to Stratford, Liverpool Street, Bank, Oxford Circus and the West End, making this an ideal location for City professionals.

Nature lovers will appreciate being moments from Epping Forest, offering hundreds of acres of woodland, walking trails, cycling routes and open green spaces. Excellent road links via the A406, M11 and M25 also make travelling across London and beyond exceptionally convenient.

Combining luxurious accommodation, excellent transport links and an outstanding lifestyle location, this apartment represents one of the area's finest rental opportunities.

Council Tax Band: D (Redbridge)
EPC Rating: B

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