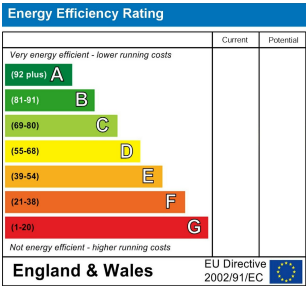


Total Area: 48.7 m² ... 524 ft²

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.



GEORGE LANE, LONDON

£1,350 Per Calendar Month

1 Bed Studio



Features:

- Large Studio Flat
- Open Plan Kitchen
- Modern Decor
- Newly Refurbished
- Unfurnished
- Separate Entrance
- Lower Ground Floor
- Minimum 12 Months Tenancy
- No Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400

Located right in the heart of South Woodford, this flawlessly finished studio apartment is arranged on the lower ground floor of a converted period building. Cleverly designed and sleekly finished throughout, it offers a compact yet comfortable home in a wonderfully convenient location.

South Woodford's shops, coffee shop and transport links are close at hand, while Epping Forest and Roding Valley are also within easy reach, offering welcome green space just moments from your doorstep.

REQUEST A VIEWING

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E4 & N17
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IF YOU LIVED HERE...

With 524 square feet of internal space, this is a studio that feels thoughtfully arranged and easy to settle into. The open-plan layout creates clear zones for living, dining and sleeping, making the most of the available space and allowing you to shape it to suit your lifestyle.

The kitchen area is semi-contained with sleek and modern, with smart fittings and appliances, while the main area offers a calm, cosy place to unwind at the end of the day, and the in-built storage cupboard will help banish clutter. The bathroom is finished in a contemporary style, with clean lines and practical fittings.

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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