



George Lane, South Woodford, E18 1AN

£800 Per Calendar Month



****A CHOICE OF EN-SUITE ROOMS WITHIN A STUNNING DEVELOPMENT OFFERING EXCEPTIONAL CONTEMPORARY LIVING - RENT INCLUSIVE OF FIBRE INTERNET, SMART TV,, ELECTRIC & WATER****

OC Homes are delighted to offer a choice of rooms within a flat share located in the highly desirable area of South Woodford in East London. The property is situated within a short walk to South Woodford Station (Central Line), making this ideal for commuters.

The accommodation offers modern contemporary living, with the appliances offered all being of a high standard, with the accommodation being fully furnished, from custom-made furniture to CCTV, Smart TV's, and intercom entry.

The communal area comprises; Lounge with a balcony, 2 kitchens (one shared between rooms 1-4 and the other is shared between rooms 5-10) with each benefiting from 1 fridge per 2 rooms, a dishwasher, 2 ovens, allocated storage cupboards, washing machine, and dryer.

FIRST FLOOR Room 1 - double (UNAVAILABLE)
Room 2 - double (UNAVAILABLE)
Room 3 - double (UNAVAILABLE)
Room 4 - double with a shared balcony (UNAVAILABLE)

SECOND FLOOR Room 5 - double (UNAVAILABLE)
Room 6 - double (UNAVAILABLE)
Room 7 - single with balcony (UNAVAILABLE)

TOP FLOOR
Room 8 - double (UNAVAILABLE)
Room 9 - double AVAILABLE: NOW!
Room 10 - single with balcony (UNAVAILABLE)

(Please note that all tenants are liable to pay their own council tax - BAND A)

- RENT INCLUSIVE OF INTERNET, GAS, ELECTRIC & WATER

- DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM

- SMART TV

- CCTV

- INTERCOM ENTRY

- WALKING DISTANCE TO SOUTH WOODFORD STATION

- AVAILABLE 14/08/2023

- (Please note that all tenants are liable to pay their own council tax - BAND A)

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



320 High Road Leyton, Leyton, London, E10 5PW
t. 02085561212 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk