



## Orford Road, London, E18 1PY

£2,200 PCM

- Available End February
- Offered Part/Furnished
- New Down Stairs Shower Room
- Located Near Local Amenities
- Three Bedrooms
- Off Street Parking
- Newly Redecorated
- One Week Holding Deposit £507.69 - Five Week Security Deposit £2538.46

# Orford Road, London, E18 1PY

We are pleased to offer you this spacious three bedroom end of terraced house in South Woodford which is advertised on a part/unfurnished basis and is available end of February

The property benefits from two spacious reception rooms, modern kitchen which is complete with integrated appliances, utility room and downstairs shower room.

Upstairs offers two double bedrooms which both have ample storage, single bedroom and modern family bathroom with roll top bath.

There is a low maintenance rear garden, off street parking for one car and is located within easy reach of South Woodford Central line Station, M11, A406 and George Lane Shops, Restaurants and Cafes.

One Week Holding Deposit £507.69 - Five Week Security Deposit £2538.46

Call our lettings team on 0203 937 7733 to arrange a viewing asap.



Council Tax Band: D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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 	

EPC Rating

D

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.