

## 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) <b>A</b>		97
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



24C Grove Hill, South Woodford, London, Essex, E18 2JH

£2,450 Per Calendar Month

- Mews style house
- Two double bedrooms
- Large lounge with folding doors to the garden
- EPC rating B
- Green spaces close by
- Modern development
- Two bathrooms
- Luxury appliance fitted kitchen
- Close to shops and Central Line station
- Unique property



Ground Floor



First Floor

william rose  
Torrell, E18

Approximate Gross Internal Floor Area : 95.87 sq m / 1032 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 5/8/2024



# 24C Grove Hill, London E18 2JH

Nestled in the desirable area of Grove Hill, South Woodford, this charming semi-detached house offers a perfect blend of modern living and convenience. Recently constructed, the property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable home.

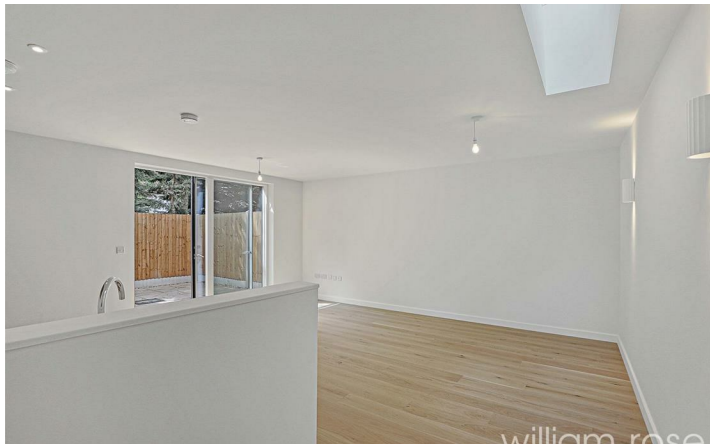
 2

 2

 1

 B

Council Tax Band: C



Located on the sought-after Grove Hill in South Woodford, this well-presented two-bedroom duplex apartment offers over 1,030 sq ft of thoughtfully arranged living space across two floors. Combining modern open-plan living with a lot of charm, the property is ideal for professionals and a small family.

## Ground Floor Highlights:

A generous open-plan kitchen/living space measuring approx. 18'8 x 18'2 (5.70m x 5.54m), perfect for entertaining or relaxing.

A double bedroom to the rear with garden access (10'2 x 13'9 / 3.10m x 4.20m), ideal as a guest room or home office.

A modern shower room and convenient under-stair storage.

Direct access to a private garden (15'3 x 14'4 / 4.65m x 4.36m approx), providing a tranquil retreat for outdoor dining or leisure.

## First Floor:

A well-sized bedroom, with a stylish en-suite shower room. (14'6 x 13'6 / 4.42m x 4.12m).

located in a peaceful position within the development, and close proximity to South Woodford and Snaresbrook Central Line stations, offering swift links into the City and West End. The area is also well-served by local shops, cafes, and the green spaces of Epping Forest and Claybury Park.

This property presents a fantastic opportunity to secure a spacious and versatile home in a prime East London location.

Council Tax- Redbridge band C  
EPC- B  
Freehold

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