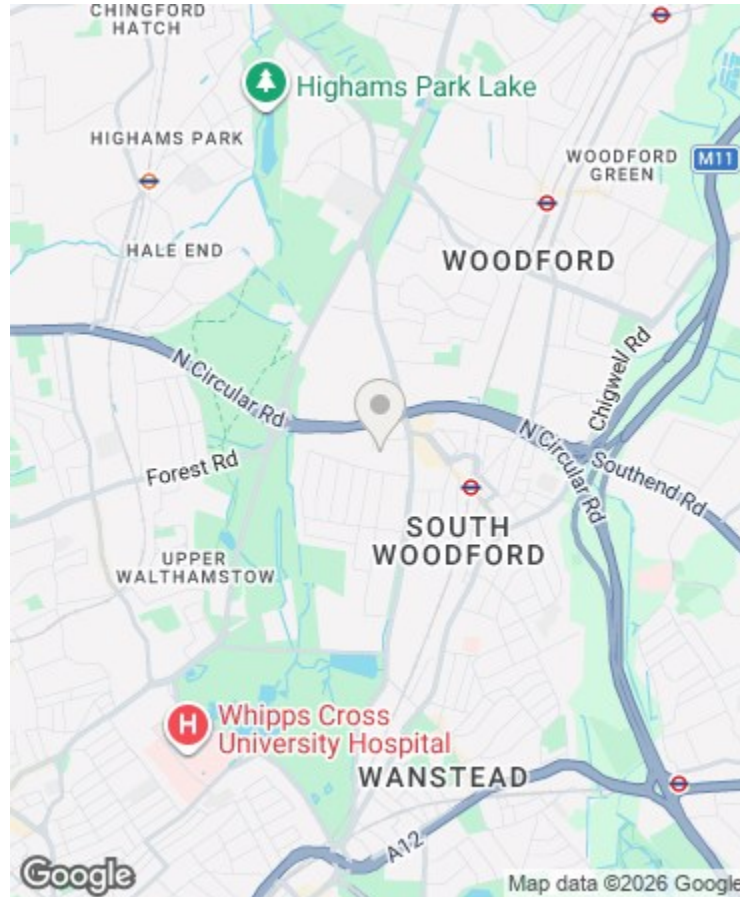




Directions

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		97
(81-91) B	87	
(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		



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

£2,500 Per Calendar Month

- Mews style house
- Two double bedrooms
- Large lounge with folding doors to the garden
- Street parking close by
- Council tax E
- Modern development
- Two bathrooms
- Luxury appliance fitted kitchen
- Minutes from shops, cafes and Central Line station
- EPC B



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

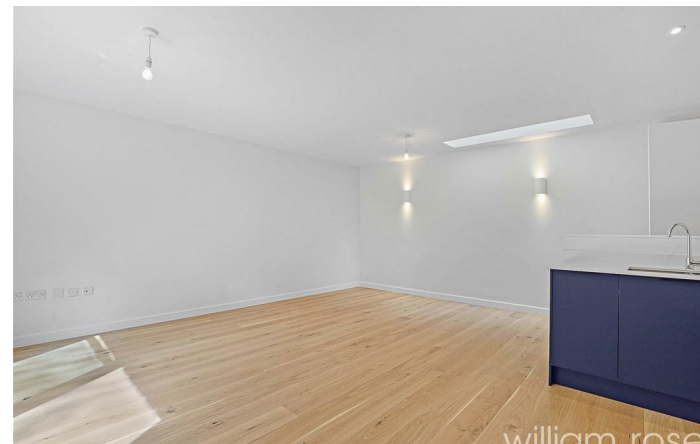
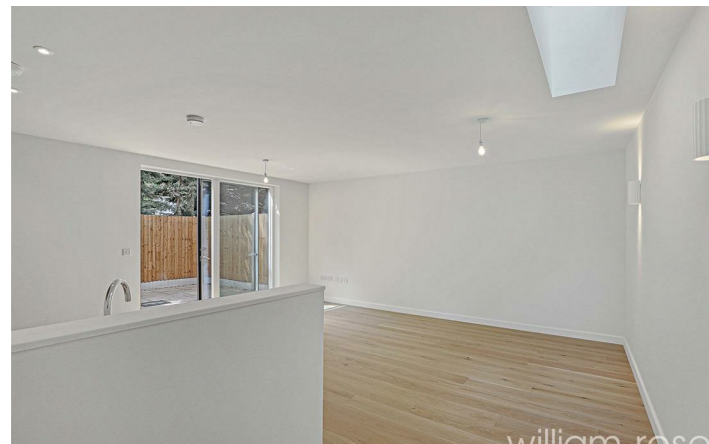
Date: 5/8/2024

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.



Council Tax Band: E



Set within a peaceful residential setting in the heart of South Woodford, this beautifully presented freehold home offers over 1,030 sq ft of stylish and versatile accommodation arranged across two floors. Thoughtfully designed to maximise space and natural light, the property combines contemporary open-plan living with practical family accommodation, making it an excellent choice for professionals, couples, downsizers or young families seeking a home in one of East London's most desirable locations.

The heart of the home is the impressive open-plan kitchen and living area, extending to over 18ft in both directions. This superb space has been designed with modern living in mind, providing clearly defined areas for cooking, dining and relaxing while creating the perfect setting for entertaining family and friends. The kitchen is finished to a contemporary standard with ample storage and workspace, seamlessly flowing into the bright reception area with direct access to the private rear garden.

The ground floor also benefits from a generous double bedroom overlooking the garden, offering flexibility as a guest bedroom, home office or additional reception room, together with a modern shower room and useful downstairs storage.

Upstairs, the spacious principal bedroom provides an excellent retreat, complete with a stylish en-suite shower room and plenty of space for wardrobes and additional furniture, creating a comfortable and private principal suite.

Outside, the private rear garden offers an attractive, low-maintenance outdoor space, ideal for al fresco dining, entertaining or simply unwinding after a busy day. Tenants are able to park further along the road where there is no permit parking restrictions.

Grove Hill enjoys an enviable position within South Woodford, offering the perfect balance of suburban tranquillity and outstanding connectivity. South Woodford Underground Station (Central Line) is within easy reach, providing direct access to Stratford, Liverpool Street, Bank and the West End, making it an ideal location for commuters.

George Lane is just moments away and offers an excellent selection of independent cafés, restaurants, coffee shops, boutiques and supermarkets, creating a vibrant high street atmosphere with everything needed for day-to-day living. The area is also home to a number of highly regarded schools, making it a popular choice for families.

For those who enjoy outdoor living, the vast open spaces of Epping Forest are close by, offering miles of woodland walks, cycling routes and recreational facilities. The nearby Eagle Pond, Claybury Park and Hollow Ponds provide further opportunities to enjoy nature while remaining within easy reach of central London.

Combining generous accommodation, contemporary finishes, a private garden and an exceptional South Woodford location, this is a fantastic opportunity to acquire a freehold home that perfectly suits modern lifestyles.

Freehold
EPC Rating: B
Council Tax Band: C (London Borough of Redbridge)

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