

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 50.2 sq. metres (540.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

George Lane



86b George Lane, South Woodford, London, E18 1JJ

£1,650 PCM

- Two well-proportioned double bedrooms
- Spacious and bright living room
- Large private balcony
- Gas central heating and double glazing
- Surrounded by cafés, restaurants, shops and local amenities
- Prime George Lane location
- Separate fitted kitchen
- Modern bathroom
- Moments from South Woodford Central Line Station
- Available now

86b George Lane, London E18 1JJ

Occupying a prime position on vibrant George Lane, this spacious two bedroom first-floor apartment offers the perfect blend of generous living space, a private outdoor terrace and exceptional convenience.

 2

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 1

 D

Council Tax Band: B



With South Woodford Underground Station just moments away, this superb two-bedroom home is ideally suited to tenants seeking a well-connected London lifestyle.

The apartment offers over 540 sq. ft. of bright and well-proportioned accommodation. A spacious living room provides an excellent setting for both relaxing and entertaining, while the separate fitted kitchen offers ample storage and workspace with direct access onto a substantial private balcony – an ideal space for morning coffee, al fresco dining or unwinding after work.

Both bedrooms are comfortable doubles, offering excellent flexibility for sharers, professionals working from home or those simply looking for additional space. A modern bathroom completes the accommodation, while the apartment benefits from gas central heating, double glazing and a practical layout throughout.

Positioned above George Lane's excellent selection of shops, cafés and restaurants, everything you need is quite literally on your doorstep, whilst the nearby Central Line provides swift access into the City, Canary Wharf and the West End.

South Woodford continues to be one of East London's most desirable residential locations, combining excellent transport links with a thriving high street and an abundance of green open spaces. George Lane is the heart of the community, offering a fantastic mix of independent cafés, restaurants, coffee shops, supermarkets, gyms and everyday conveniences, creating a vibrant atmosphere from morning through to evening.

For commuters, South Woodford Underground Station (Central Line) is just a short walk away, providing direct services to Stratford, Liverpool Street, Bank, Tottenham Court Road and Oxford Circus, making this an excellent location for those travelling into the City or West End.

Nature lovers are equally well catered for, with Epping Forest and nearby green spaces offering miles of woodland walks, running routes and cycling trails. Excellent road connections via the A406, M11 and M25 also make travelling by car

straightforward.

Offering an outstanding combination of location, space and convenience, this apartment presents an excellent opportunity to enjoy everything South Woodford has to offer.

Council Tax Band: B (Redbridge)
EPC Rating: D

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