

## Directions

## Viewings

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

## EPC Rating

C

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



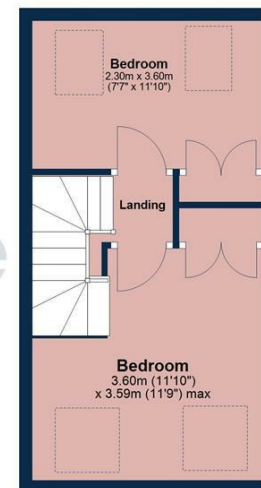
### First Floor

Approx. 32.7 sq. metres (352.3 sq. feet)



### Second Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



### Ground Floor

Approx. 4.9 sq. metres (52.3 sq. feet)



william rose

Total area: approx. 63.3 sq. metres (681.0 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.

© @modephoto | www.modephoto.co.uk  
Plan produced using PlanUp.

High Road

221A High Road, London, E18 2PB

£1,750 Per Month

- Two bedroom split level flat
- Modern appliance fitted kitchen
- Good size lounge
- Own entrance
- EPC C
- Good condition throughout
- Modern shower room and wc
- Bedrooms with fitted wardrobes
- Close to South Woodford's many shops and Central Line station
- Council Tax B

## 221A High Road, London E18 2PB

Nestled on the bustling High Road in South Woodford, this charming two-bedroom split-level apartment offers a delightful blend of modern living and convenience. Spanning an impressive 753 square feet, the property boasts its own private entrance, ensuring a sense of independence and privacy.



Council Tax Band: B

Upon entering, you will be greeted by a well-designed reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a joy for any home cook. The stylish shower room complements the apartment's modern aesthetic, providing a refreshing space to unwind.

Both bedrooms are generously sized, offering comfortable retreats for rest and relaxation. The decor throughout the flat is tasteful and well-maintained, creating a welcoming environment that you can easily make your own.

Location is key, and this property does not disappoint. Just minutes away, you will find the vibrant shops of South Woodford, along with the Central Line station, providing excellent transport links to the heart of London and beyond. This apartment is ideal for those seeking a modern lifestyle in a prime location, making it a perfect choice for first-time buyers or investors alike. Don't miss the opportunity to make this lovely flat your new home.

