



Alexandra Road, London E18 1PZ

£2,000

PLEASE CHECK OUT OUR 3D SHOWCASE VITUAL TOUR OF THIS LOVELY HOUSE !

Newly painted throughout & garden will be newly astro-turfed.

Birchills Estate Agents are very pleased to offer the rental market this superb 3 bedroom house, within very close walking distance to South Woodford Underground Tube Station.

The ground floor of this lovely home offers 2 separate receptions rooms, downstairs WC, and a kitchen with appliances that leads out to a low maintenance astro-turfed private garden.

The first floor boasts 2 double bedrooms, single bedroom and a family bathroom that benefits a separate shower cubicle.

To the front of this amazing home you will find a vast amount of on street resident permit parking.

This home is also within close walking distance to a selection of major supermarkets, shops, restaurants, bars, schools, and a cinema !

Please call a member of Birchills Team today - we expect this fabulous home to let very quickly.

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Hallway
15'6" x 5'8" (4.74 x 1.75)



Dining Room
15'6" x 9'8" (4.73 x 2.97)



Kitchen
12'7" x 8'7" (3.85 x 2.64)



Double Bedroom
14'7" x 12'7" (4.47 x 3.86)



Living Room
14'5" x 13'3" (4.41 x 4.05)



Double Bedroom
12'8" x 12'0" (3.87 x 3.67)



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Bedroom
8'7" x 7'1" (2.64 x 2.16)



1st Floor Landing
8'2" x 5'10" (2.5 x 1.78)



Bathroom
7'10" x 7'1" (2.4 x 2.17)

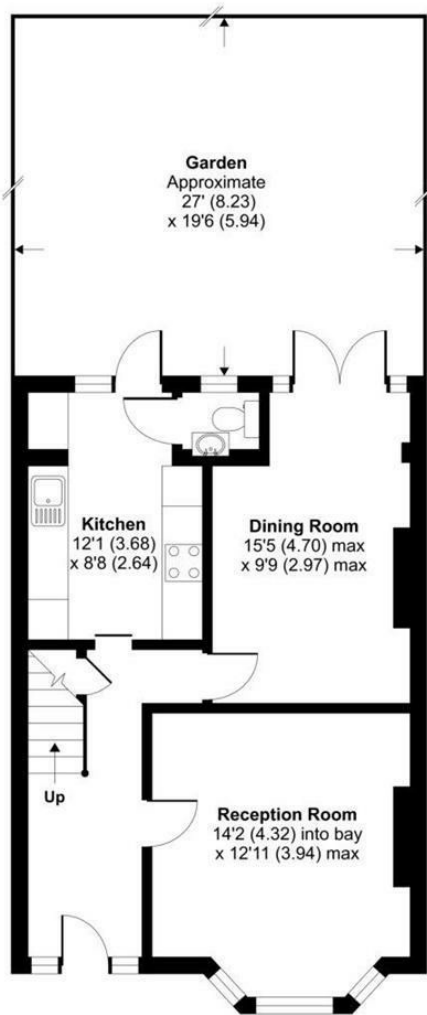


Garden

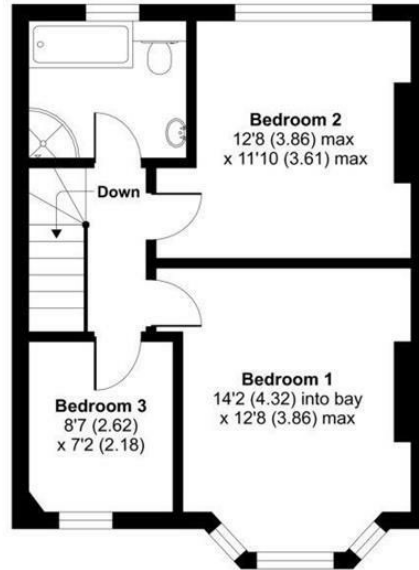


Downstairs WC
4'0" x 2'10" (1.24 x 0.88)





GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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