



## **Snakes Lane, Woodford Green IG8 7QG**

**£1,350**

Birchills Estate Agents are very pleased to present the rental market this one bedroom flat located above a hairdressers within very close walking distance to Woodford Underground Tube Station.

This fabulous home boasts 1 bedroom, a huge separate kitchen/diner with appliances, a very spacious living room and a bathroom.

This flat benefits a balcony and a shared garden.

There is on street parking, within no more that a brisk walk from the property.

Please call a member of Birchills Team today to arrange an early viewing we expect this flat to let very quickly.

# Snakes Lane, Woodford Green IG8 7QG

## Living Room

12'5" x 12'5" (3.8 x 3.8)



## Garden



## Kitchen + Dining

15'8" x 8'6" (4.8 x 2.6)



## Balcony



## Bathroom

8'2" x 7'10" (2.5 x 2.4)

Bedroom  
8'10" x 7'6" (2.7 x 2.3)



## Entrance

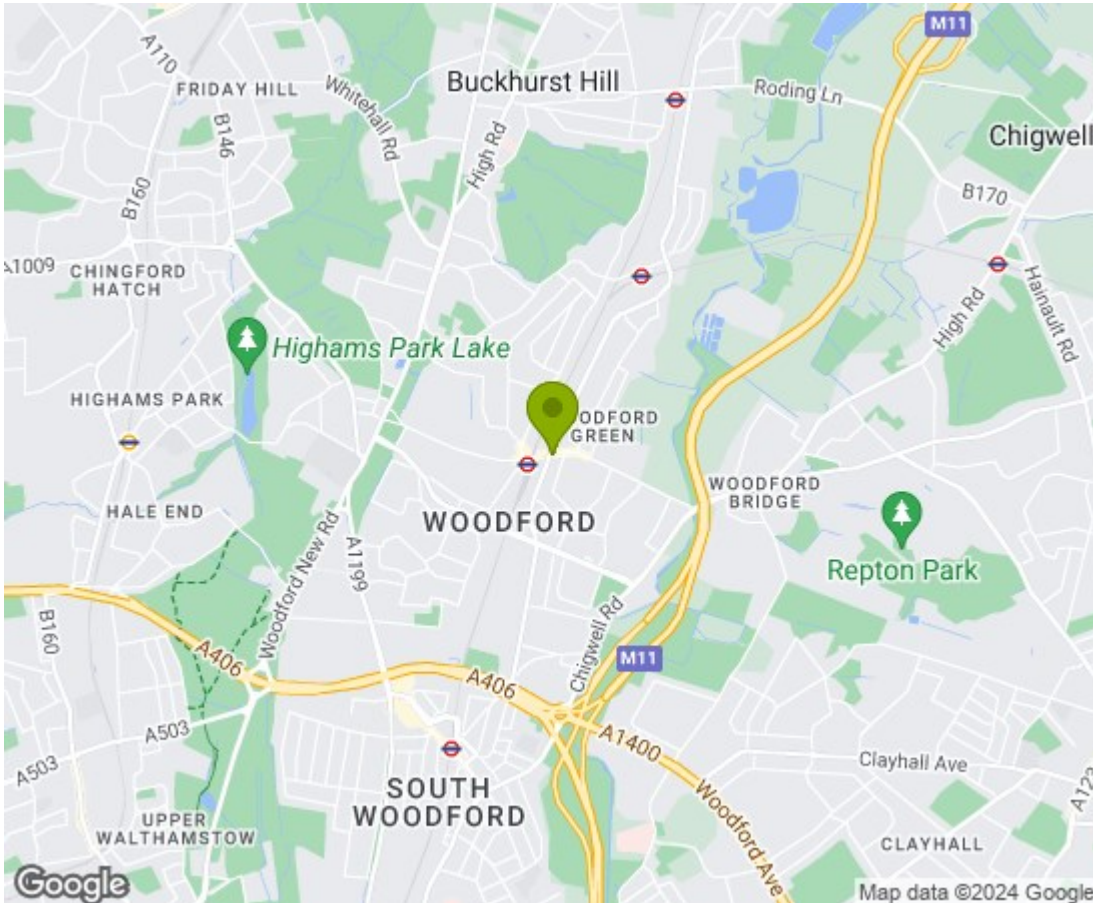


## Street View

**Snakes Lane, Woodford Green IG8 7QG**







**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>		
(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		
	61	73

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
	59	76

**England & Wales** EU Directive 2002/91/EC

