



## Woodville Road, London E18 1JT

**£1,500**

PLEASE CHECK OUT OUR VIRTUAL TOUR ON THIS HOME !

Birchills Estate Agents are pleased to present to the rental market, this beautiful two bedroom first floor flat, within a stones throw to South Woodford Tube Station.

This amazing home boasts two bedrooms, large separate living room, family bathroom, and a good sized separate kitchen with appliances.

To the front there is plenty of on street resident permit parking to the surrounding roads.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to rent very quickly.



## Woodville Road, London E18 1JT

**Reception**  
14'9" x 12'1" (4.5 x 3.7)



**Kitchen**  
9'6" x 7'6" (2.9 x 2.3)



**Double Bedroom**  
12'1" x 9'2" (3.7 x 2.8)

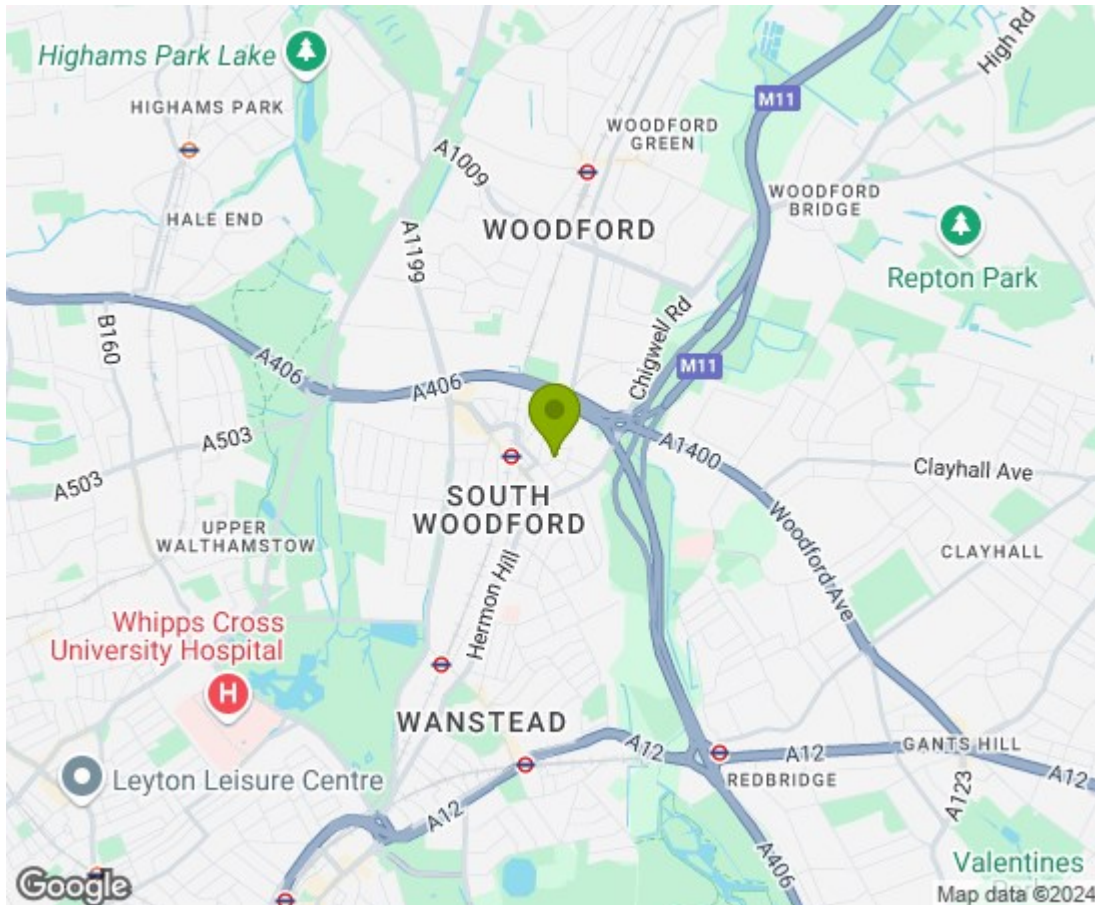


**Bathroom**  
7'2" x 3'11" (2.2 x 1.2)



**Single Bedroom**  
9'2" x 6'6" (2.8 x 2)





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(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

**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>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

