

Well presented One Large Double Bedroom First Floor Flat within a mid terraced property, perfectly positioned within an easy commute to the City Of London. Available immediately and offered in fantastic condition throughout, this property must be viewed to be appreciated. Early inspection is highly recommended.

Key features

- One Large Double Bedroom
- Large Reception Room
- Modern Fitted Kitchen
- Large Bathroom Suite
- Brand New Carpets / Flooring
- Central Heating
- Wood Street Overground Station
- Available Immediately

Situated within a quiet tree lined residential turning is this well proportioned, spacious One Bedroom First Floor Flat close to Wood Street Overground Station. Presented in good decorative order throughout, the property boasts a large reception room, modern fitted kitchen family sized bathroom a separate W/C. Hillside Gardens offers easy access to local transport and amenities including Wood Street Overground Station which will provide a 15 min journey time into the City. . Available immediately, this flat is perfect home the professional/ couple who is seeking for a quiet residential environment yet relies on easy access the City. Call Estateology now to view!

Reception

Carpeted flooring throughout, radiator, various power points



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	58	58	(39-54) E	51	51
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		