



Total Area (Excluding Garden): 132.1 m<sup>2</sup> ... 1422 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	67 84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## PRIMROSE ROAD, LONDON £2,650 Per Calendar Month 4 Bed House



### Features:

- Four Bedroom House
- Two Bathrooms
- Modern Decor
- Very Spacious
- Downstairs WC
- Well Maintained Garden
- Seconds Away from South Woodford Station
- 12 Months Tenancy +
- Permit Only Parking

A gloriously impeccable four bedroom Edwardian semi-detached, extended across three floors and literally seconds way from South Woodford Station. Design & decor is exceptional throughout, and you have a thriving wraparound garden to the rear.

An artfully finished mix of patio, lawn, lush greenery and raised planters, your rear garden's a superb year round solace.

REQUEST A VIEWING  
 0203 397 2222

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 0203 397 2222

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IF YOU LIVED HERE...

You'll step inside and find your front reception on the left, 190 square feet, bright and bay windowed, with blonde herringbone flooring and striking blue tiled vintage hearth, this is a splendid introduction. Next door your open plan reception, kitchen and diner is similarly breathtaking, all bathed in natural light from the French doors. There's another vintage hearth here, and your kitchen's smartly dressed in glossy cabinets and complementary countertops.

Upstairs and your principal bedroom to the front's an impressive double, 175 square feet, with custom made floor to ceiling wardrobes either side of the chimney breast and rich, dark engineered hardwood flowing underfoot. Your first

floor's completed by two more sumptuous sleepers and the family bathroom, an impeccable vintage affair with freestanding rolltop tub and walk in rainfall shower. Finally your loft bedroom is lit by a trio of skylights and features an exposed brick backdrop and sleek en suite.

Outside and, as noted, you're just steps from South Woodford tube station, for the Central line station and speedy direct links to the City and West End. Liverpool Street is just twenty minutes door to door, Tottenham Court Road twenty nine. You're also perfectly placed for George Lane, Woodford's social hub, home to a broad range of bars, restaurants and gastropubs as well as all your day to day amenities.



WHAT ELSE?

- The open greenery of Roding Valley Park is just ten minutes on foot, your gateway to Epping Forest you can explore to the North and South to your heart's content.
- You have residents' permit parking, and drivers can be on the North Circular in around five minutes.
- Parents will be pleased to find eight 'Outstanding' or 'Good' primary/secondary schools, all less than a mile away on foot.

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**Reception**  
12'5" x 15'11"

**Reception/Diner**  
11'4" x 13'1"

**Kitchen**  
8'3" x 18'4"

**WC**

**Bedroom**  
11'4" x 15'11"

**Bedroom**  
6'11" x 9'4"

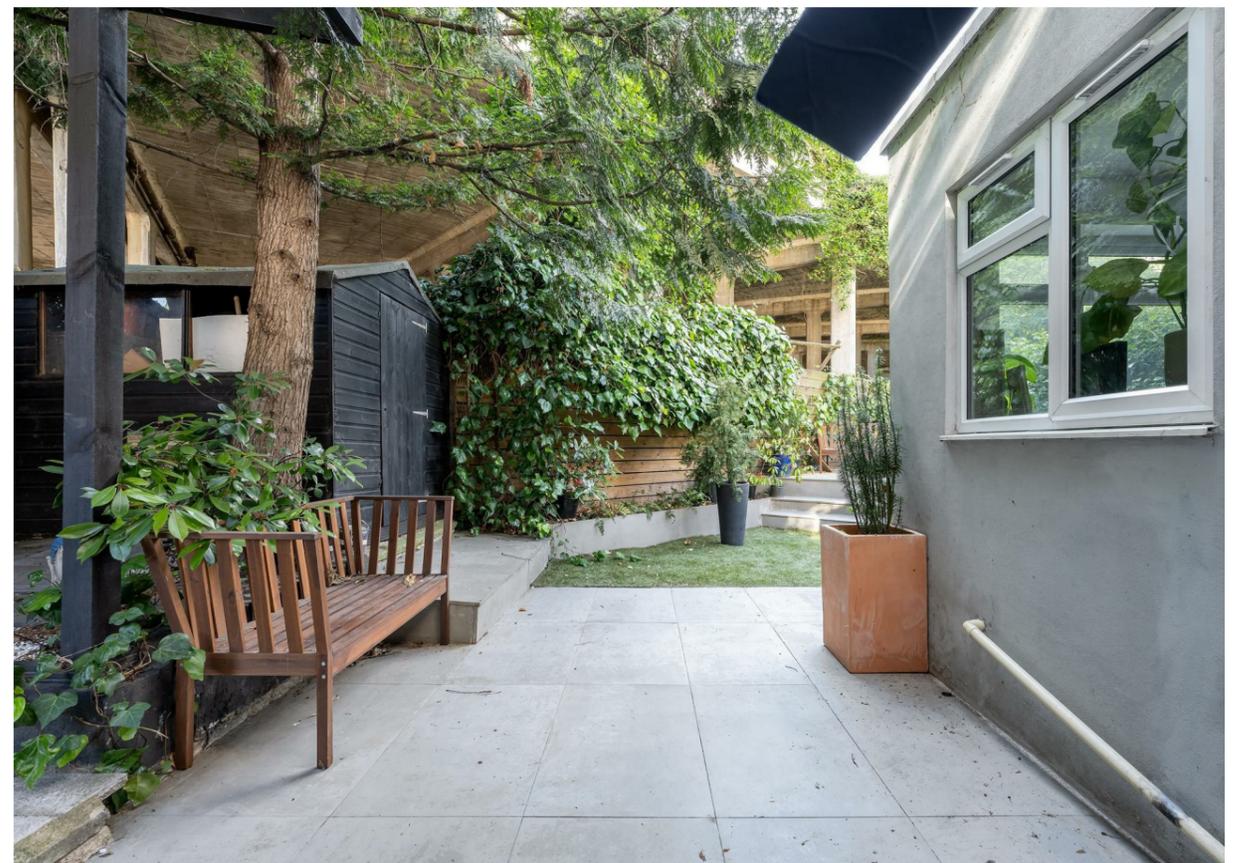
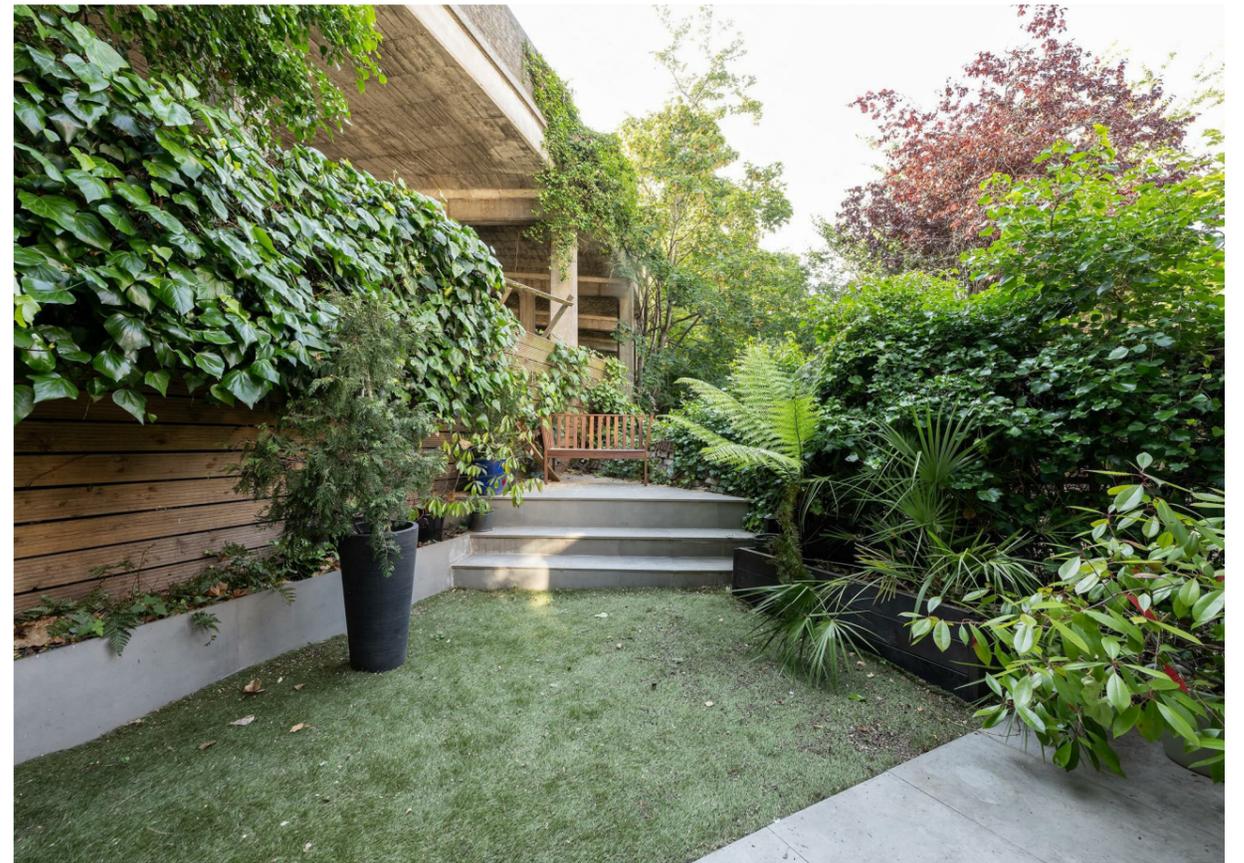
**Bedroom**  
11'4" x 13'1"

**Bathroom**

**Bedroom**  
18'6" x 16'10"

**Ensuite**  
5'2" x 6'5"

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