



103-105 George Lane, South Woodford, London, E18 1AN





are delighted to offer for let a stunning selection
of one and two bedroom luxury apartments



London's Happiest Borough.



Mantra House comprises of seven 1 bedroom apartments and two 2 bedroom apartments targeting the commuters and young professionals due to the buildings perfect location and stylish design.

This new development offers a range of high specification modern apartments with open plan kitchens into the bright living rooms, good size bedrooms with contemporary bathrooms that are finished to a high standard with premium quality porcelain tiles to the floors and walls.

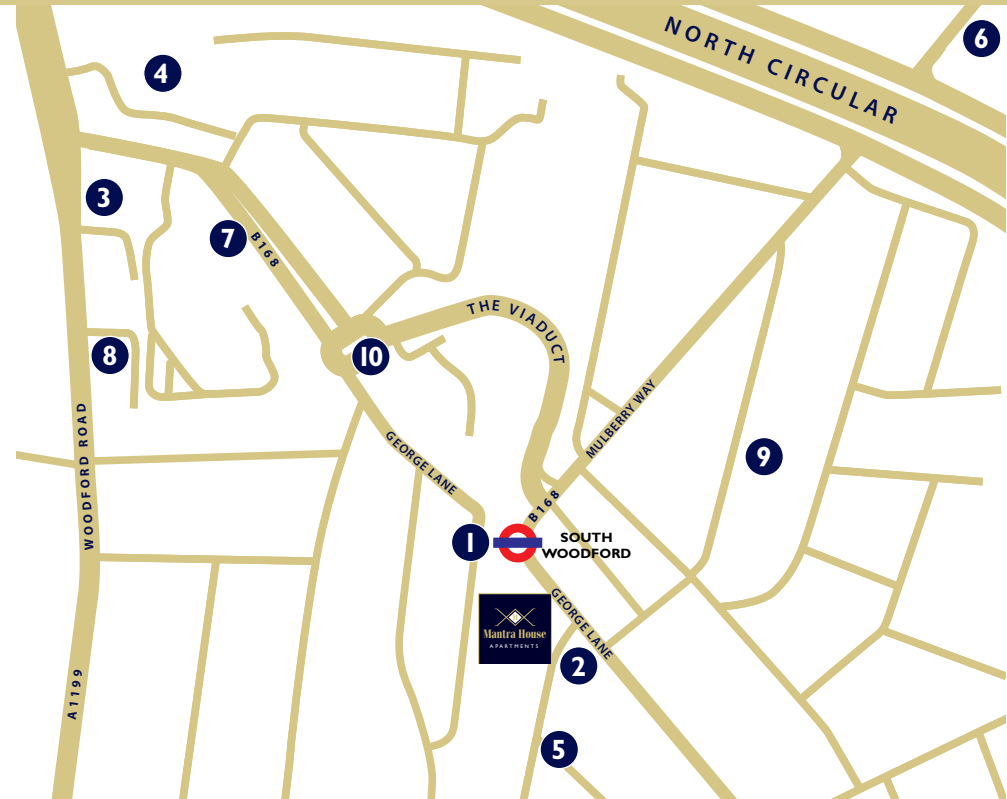
Apartments 2, 3, 5, 6 and 9 have their own private terrace, plus there lies a fabulous roof terrace for everyone to enjoy.

Homely and Modern



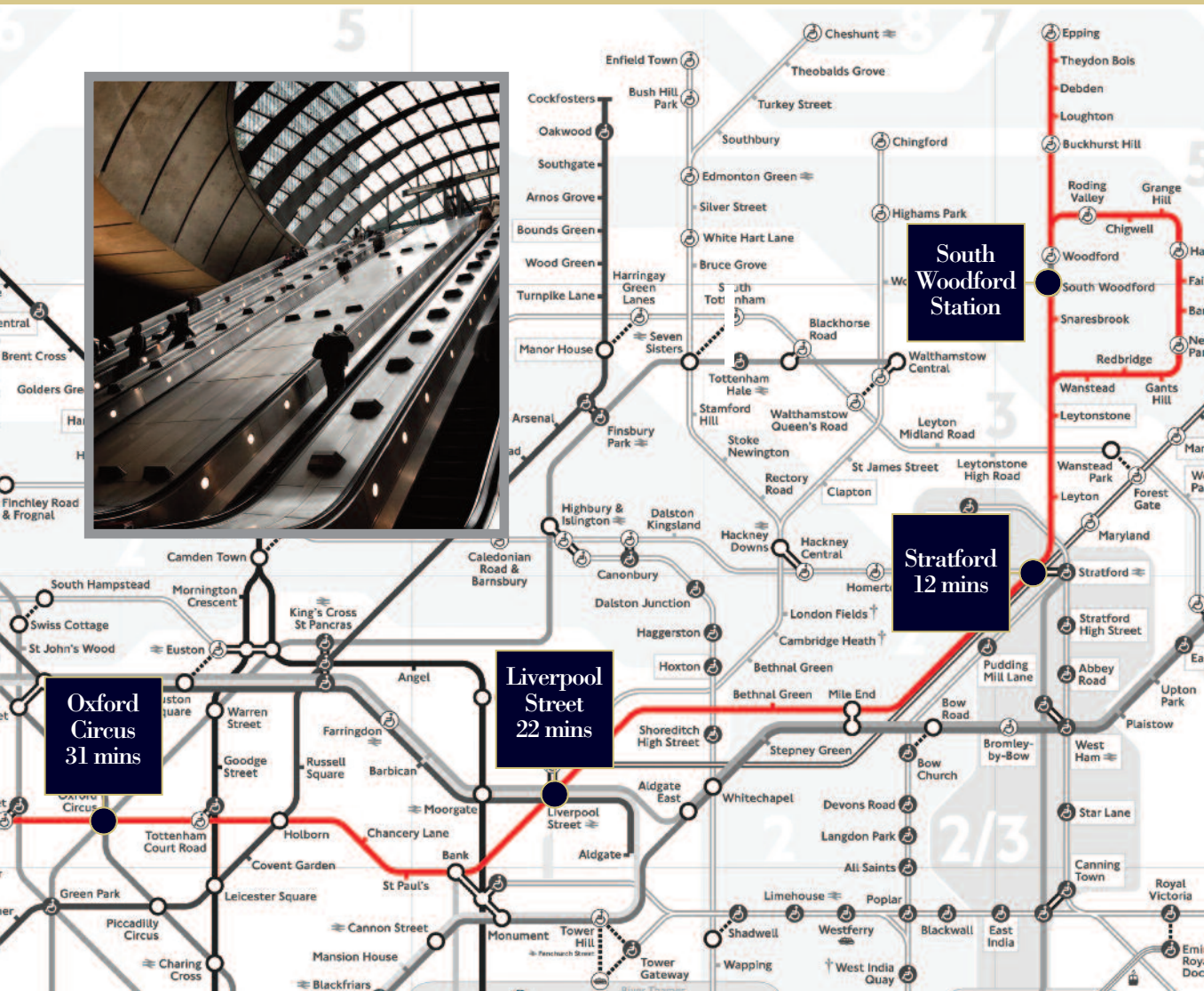
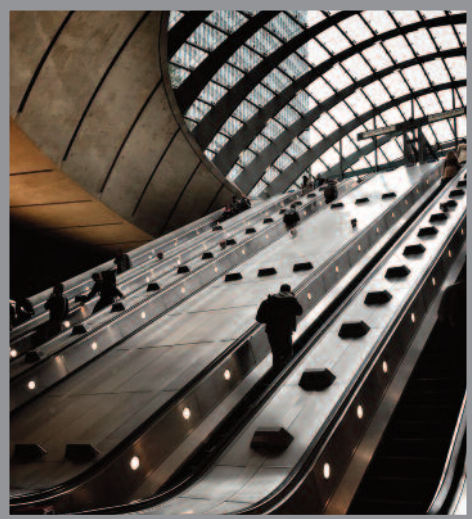
Conveniently located.....

Mantra House is situated in the heart of Woodford, which boasts a wealth of food & beverage venues to suit all tastes. George Lane and the High Street offer an eclectic mix of national retail and boutique outlets. A popular farmers market is held every Sunday at various locations within the vicinity.



- | | |
|---|-------------------------|
| 1 South Woodford Station
(1 minute walk) | 6 Titanium Gym |
| 2 Bus Stops (123 / 179/549 / W12 / W14 / N55) | 7 Marks & Spencer |
| 3 Odeon Cinema | 8 Pharmacy |
| 4 Waitrose | 9 Oakdale Junior School |
| 5 Restaurants | 10 Post Office |

.....with excellent transport links



Mantra House apartments are located just a one minute walk from South Woodford underground station, which is located on the Central Line offering easy access to the City with 20 minutes.





Every convenience for today's lifestyle



OUTLINE SPECIFICATION

- Video Entry Intercom Systems
- Thermally and Acoustic Aluminium Double Glazing
- Gas Central Heating
- Kardeen flooring to the hallway, living areas and kitchen
- LED Spot lights
- USB plug sockets
- Fitted wardrobes to all bedrooms
- Communal Aerial and satellite systems wired for Virgin and TV points to living room and bedrooms
- Vitra vanity units,

Please note that all photographs in this brochure are indicative only of the style of Manta House

KITCHEN SPECIFICATION

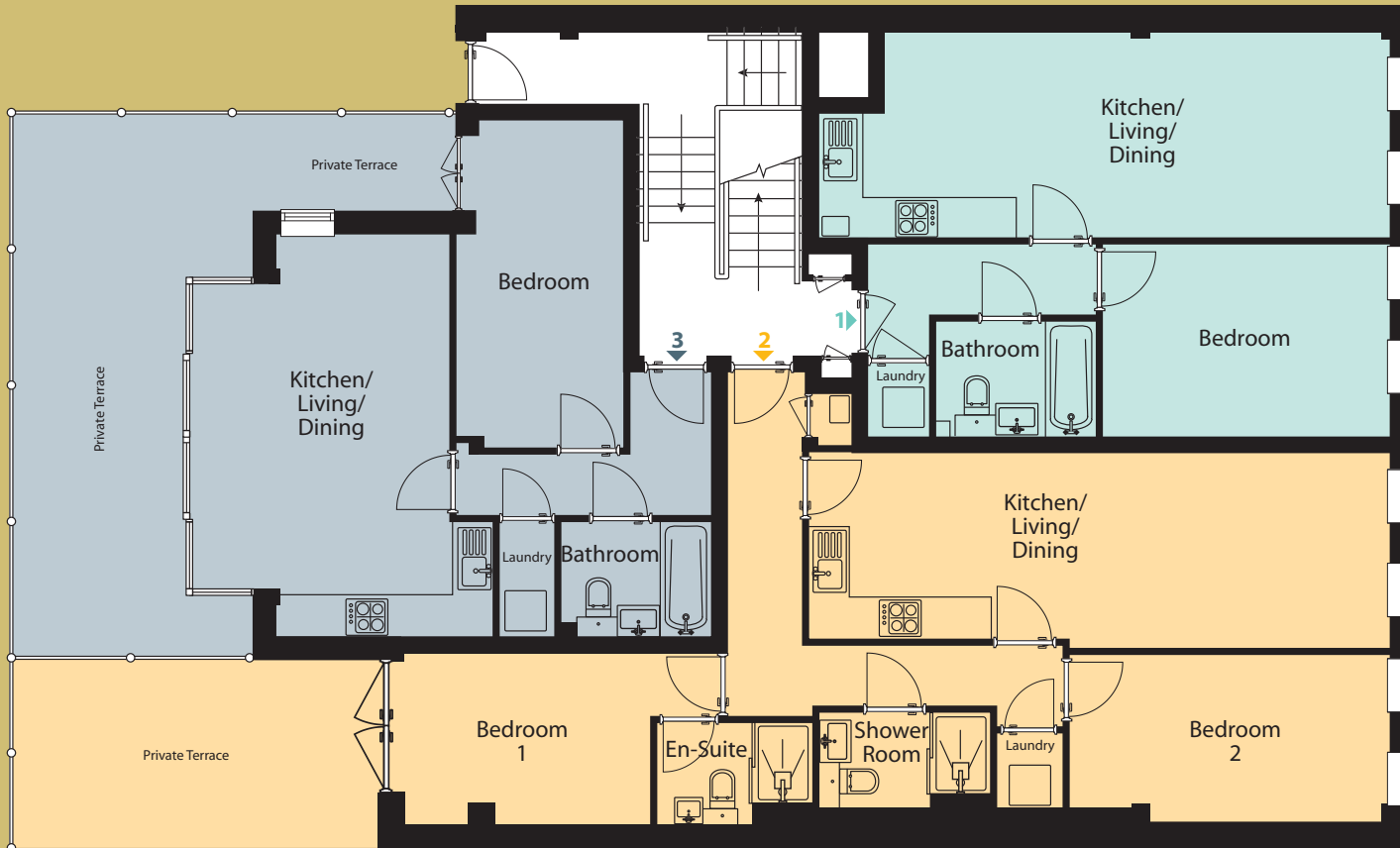
- Grey Handle less Gloss design kitchen units with soft close Doors
- Grey Quartz worktops, Upstands and Splashbacks
- Under mounted sink with chrome single lever mixer tap.
- Bosch single oven
- Bosch integrated fridge / freezer
- Bosch integrated dishwasher
- Bosch induction hob
- Bosch Built in extractor
- USB Plug Sockets

BATHROOM SPECIFICATION

- RAK Grey Porcelain Wall tiling
- Amtico Grey Floor finishes
- Vitra Vanity unit with sink
- Vitra Wall hung WC with soft close seat and dual flush
- Roca Steel bath with deck mounted Vado hand shower and semi frameless bath screen
- Shaver socket
- Mirror Wall cabinet
- Chrome towel rail
- Vado Taps and Shower mixer



Accommodation First Floor



Apartment 1 - 51sqm/548.76sqft

	Metres	Feet/inches
Kitchen/Living/Dining	8.49m x 3.06m	27'8" x 10'0"
Bedroom	4.27m x 2.87m	14'0" x 9'4"
Bathroom	2.40m x 1.75m	7'8" x 5'7"

All measurements are within 76mm (3")

Apartment 2 - 70sqm/753.2sqft

	Metres	Feet/inches
Kitchen/Living/Dining	8.64m x 2.92	28'3" x 9'6"
Bedroom 1	4.75m max x 2.37m	15'6" max x 7'8"
En-Suite	2.34m x 1.49m	7'7" x 4'9"
Bedroom 2	4.78m max x 2.35m	15'7" max x 7'7"
Shower Room	2.45m x 1.49m	8'0" x 4'9"

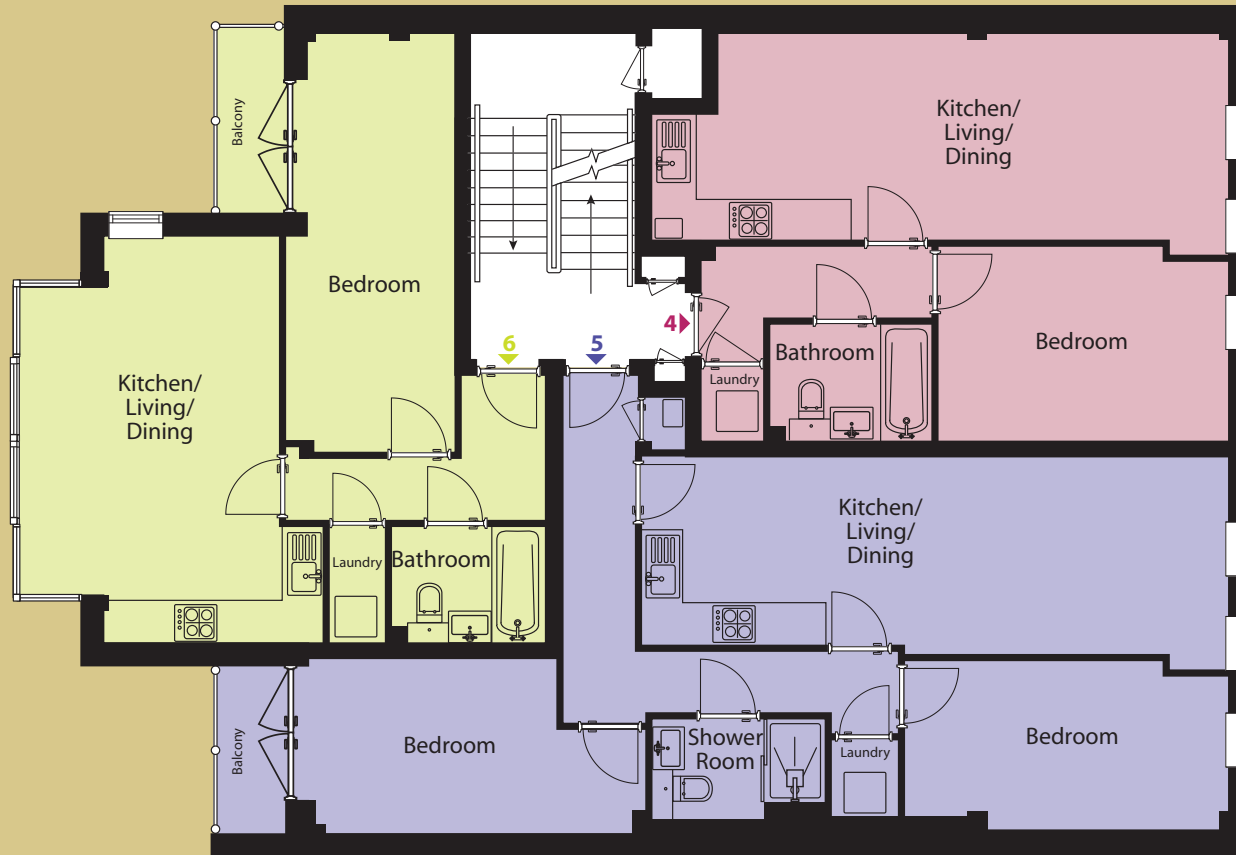
All measurements are within 76mm (3")

Apartment 3 - 49sqm/527.24sqft

	Metres	Feet/inches
Kitchen/Living/Dining	6.00m max x 4.55m max	19'7" max x 14'9" max
Bedroom	4.87m x 2.51m max	15'10" x 8'2" max
Bathroom	2.26m x 1.75m	7'4" x 5'7"

All measurements are within 76mm (3")

Accommodation Second Floor



Apartment 4 - 51sqm/548.76sqft

	Metres	Feet/inches
Kitchen/Living/Dining	8.49m x 3.07m	27'8" x 10'0"
Bedroom	4.28m x 2.87m	14'0" x 9'4"
Bathroom	2.39m x 1.75m	7'8" x 5'7"

All measurements are within 76mm (3")

Apartment 5 - 69sqm/742.44sqft Balcony 2.5sqm/26.9sqft

	Metres	Feet/inches
Kitchen/Living/Dining	8.64m x 2.92m	28'3" x 9'6"
Bedroom 1	4.81m max x 2.37m	15'8" max x 7'8"
Bedroom 2	4.78m max x 2.35m	15'7" max x 7'7"
Shower Room	2.57m x 1.49m	8'4" x 4'9"

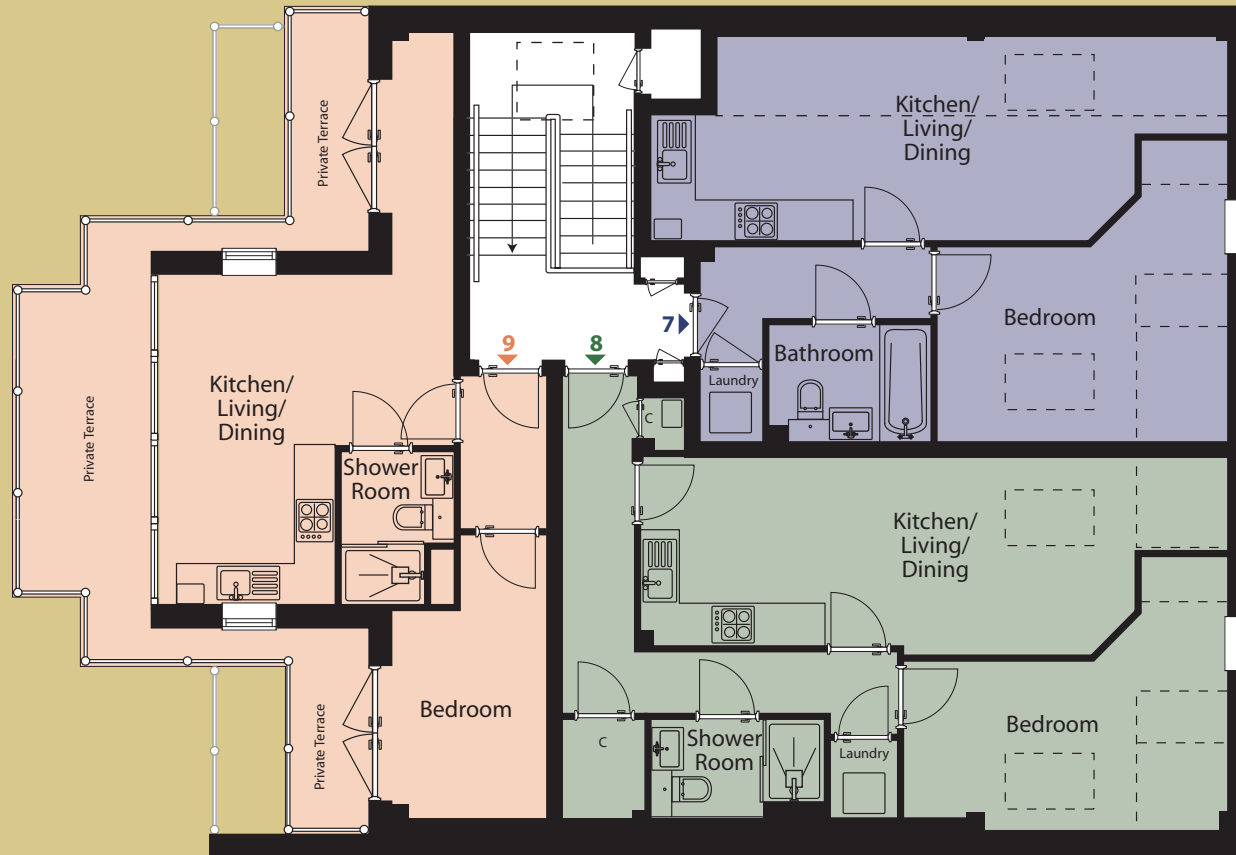
All measurements are within 76mm (3")

Apartment 6 - 53sqm/570.28sqft Balcony 2.6sqm/27.9sqft

	Metres	Feet/inches
Kitchen/Living/Dining	6.00m max x 4.55m max	19'7" max x 14'9" max
Bedroom	6.22m x 2.51m max	20'4" x 8'2" max
Bathroom	2.30m x 1.75m	7'5" x 5'7"

All measurements are within 76mm (3")

Accommodation Third Floor



Apartment 7 - 46sqm/494.96sqft

	Metres	Feet/inches
Kitchen/Living/Dining	7.53m max x 3.06m	24'7" max x 10'0"
Bedroom	4.20m x 2.88m	13'8" x 9'4"
Bathroom	2.38m x 1.75m	7'8" x 5'7"

All measurements are within 76mm (3")

Apartment 8 - 55sqm/591.8sqft

	Metres	Feet/inches
Kitchen/Living/Dining	8.64m x 2.92m	28'3" x 9'6"
Bedroom	4.78 max x 2.35m plus alcove	15'7" max x 7'7" Plus Alcove
Shower Room	2.57m x 1.49m	8'4" x 4'9"

All measurements are within 76mm (3")

Apartment 9 - 41sqm/441.16sqft

Private Terrace 13sqm/139.88sqft

	Metres	Feet/inches
Kitchen/Living/Dining	4.93m x 4.85m max plus alcove	16'2" x 15'9" max Plus Alcove
Bedroom	3.08m max x 2.30m plus balcony	10'1" max x 7'5" plus balcony
Bathroom	2.31m x 1.67m	7'6" x 5'5"

All measurements are within 76mm (3")



KUNDRA® GROUP

Founded by Mr. Bashambar Dass Kundra over 50 years ago, Kundra^R Group operates across diverse assets and services ranging from asset management to iconic development.

Our depth and breadth of available knowledge in-house sets us apart from other property companies, and underpinning our operation is a

fundamental focus to deliver exceptional value creation for the business and our partners.

With an unrivaled contact base we are able to bring together businesses and individuals to create unique development and strategic investment opportunities and deliver outstanding results for all concerned.

Selling Agent



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