



**GROVE HILL HOTEL, 38 GROVE HILL, SOUTH  
WOODFORD, E18 2JG**

**FREEHOLD FOR SALE**

**OFFERS IN REGION OF £1,800,000**



**WEST ESSEX PROPERTY SERVICES LTD**  
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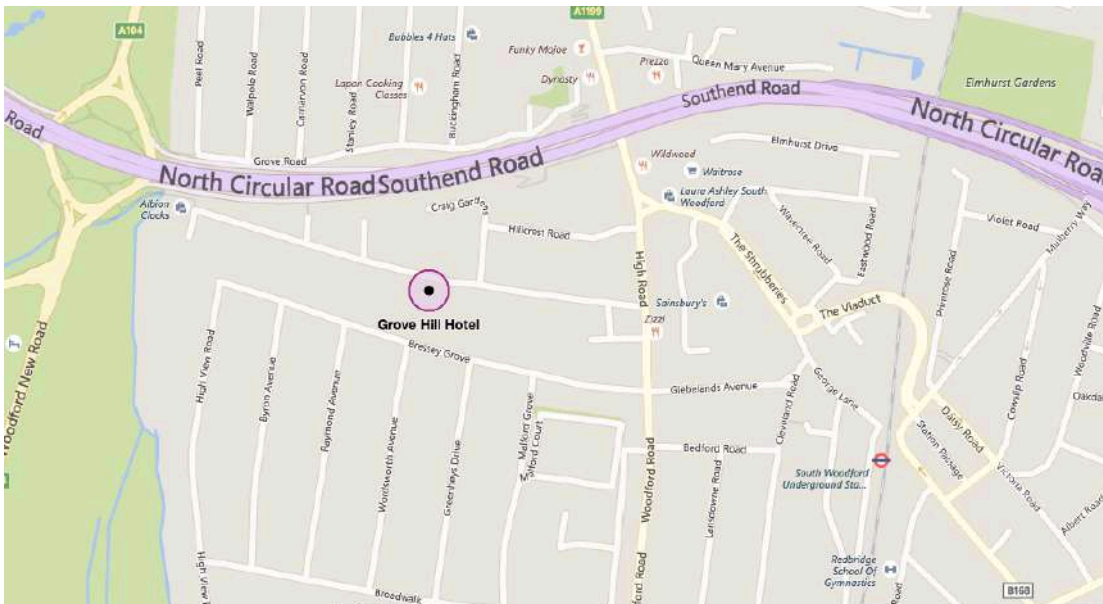
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## PLANNING

A planning application has been submitted for the demolition of the existing building and erection of 6 x 2 bedroom flats and 2 x 1 bedroom flats - Planning application number - 4580/17.

The property has further development potential as well as potential for a change of use subject to the usual planning consents, such as - C2 Residential institutions, C2A Secure Residential Institutions, C3 Dwellinghouses, C4 Houses in multiple occupation and Sui Generis.



## LOCATION

The property is a short walk from South Woodford Train station and local amenities. There are excellent transport links close by A406, M11, M25 and A12.

Central Line Journey Times

*Stratford Station - 10 minutes*

*London Liverpool Street - 19 minutes*

*Oxford Circus - 30 minutes*