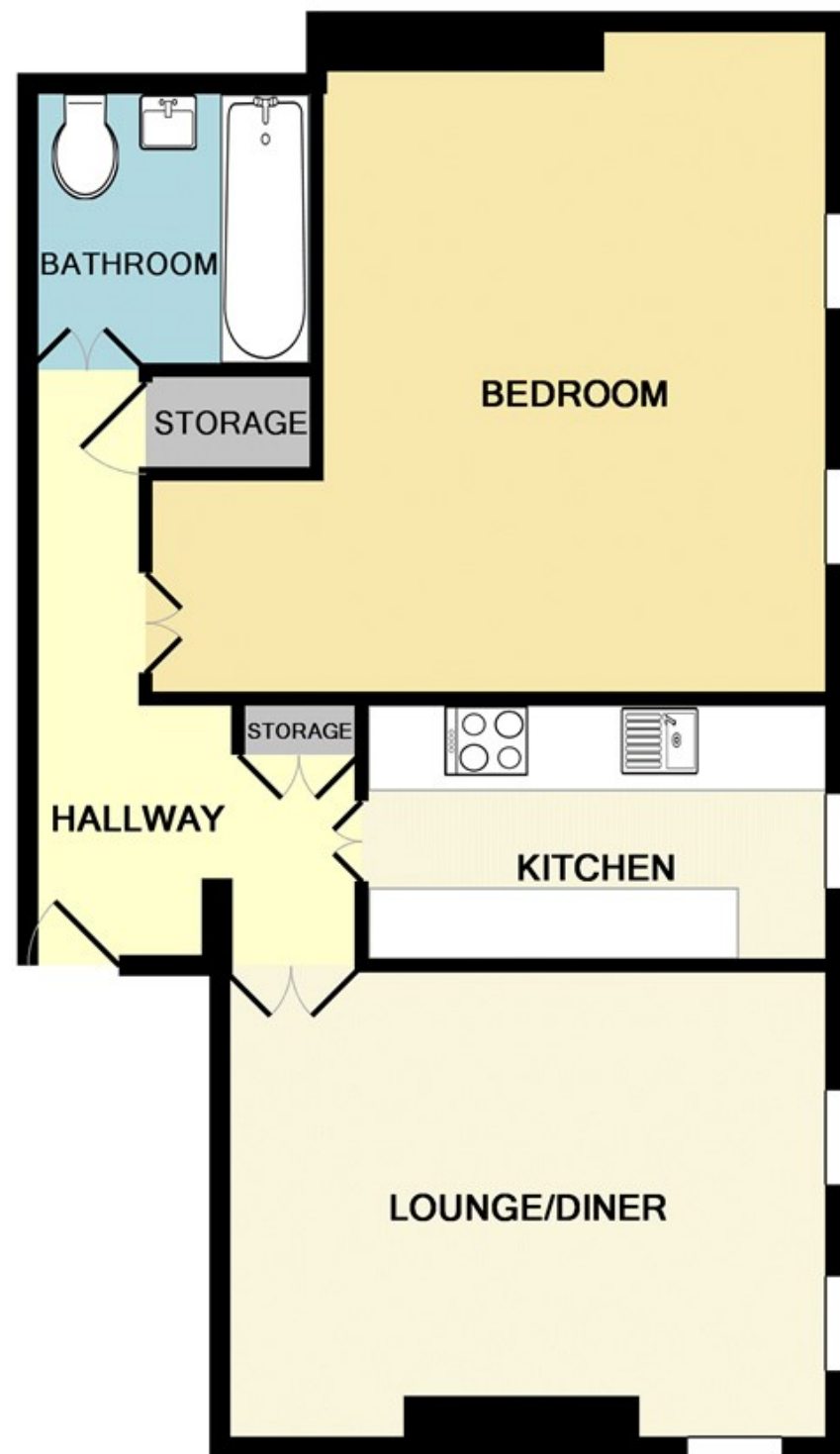




TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.5 SQ.M.)

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
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Woodford Road, South Woodford

£1,600 PCM

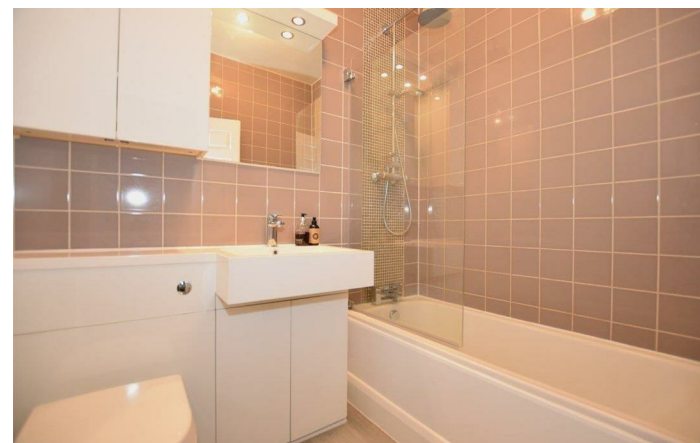
- Grade II Listed building
- Fitted Kitchen
- Communal Gardens
- Large bedroom with storage
- Near Central Line stations
- Spacious reception room
- Modern bathroom
- Off road parking
- Sash windows with shutters

Woodford Road, South Woodford

Nestled on Woodford Road in the charming area of South Woodford, this delightful one-bedroom apartment is situated within a Grade II Listed building, offering a unique blend of character and modern living. Spanning an impressive 555 square feet, the flat boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.



Council Tax Band: D



The fitted kitchen is both practical and stylish, perfect for those who enjoy cooking. The modern bathroom features a convenient shower, while the generously sized bedroom provides a peaceful retreat. Ample storage options, including access to the loft space, ensure that you can keep your living area tidy and organised.

The property is adorned with elegant sash windows complete with wooden shutters, enhancing its traditional charm. Painted in neutral tones, the decor allows for personal touches to make it feel like home.

For those with vehicles, the apartment includes a non allocated communal car park, a valuable asset in this sought-after location. Residents can also enjoy the large communal gardens at the rear, providing a lovely outdoor space to relax and unwind.

James Hilton House is ideally positioned for easy access to both Snaresbrook and South Woodford Central Line Stations, making commuting a breeze. Additionally, the vibrant amenities at George Lane, South Woodford, and Wanstead High Street are just a short distance away, offering a variety of shops, cafes, and restaurants.

This charming flat is perfect for individuals or couples seeking a comfortable and convenient lifestyle in a picturesque setting. Don't miss the opportunity to make this lovely apartment your new home.

Available 19th January 2026

Unfurnished

EPC Rating: C69

Council Tax Band: D

1 Week Holding Deposit: £369

5 Week Total Deposit: £1846

Reception Room

14'5" x 11'3"

Kitchen

11'1" x 6'3"

Bedroom

16'2" x 15'10"

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and /

or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.