



## Woodford Road, South Woodford

Asking Price £385,000 Leasehold - Share of Freehold

- Period converted apartment
- One double bedroom
- Bathroom with separate bath and shower
- 986 Year lease
- Situated in as grade II listed Georgian manor house
- Generous lounge/Diner
- Residents permit parking
- Raised ground floor
- Separate modern kitchen
- Well maintained communal grounds

Petty Son and Prestwich are pleased to offer this beautiful one bedroom, ground raised ground floor grand Georgian Manor House converted apartment, well located for both Snaresbrook and South Woodford Central Line stations as well as the stunning Eagle Pond and shopping facilities.

James Hilton House, part of a pair of Eighteenth Century houses converted into apartments during the 20th Century, is ideally placed for Snaresbrook and South Woodford Central Line Stations (0.4 and 0.7 Miles respectively) and amenities including a vast range of restaurants, shops and bars within the neighbouring George Lane and Wanstead High Street. Surrounded by beautifully maintained communal grounds to the rear and communal permit parking with splendid views of the prestigious Drive to the front, this period apartment is enviably located. With naturally high ceilings, attractive sash style windows and decorative plasterwork, the spacious accommodation still maintains a sense of grandeur throughout.

An easy ascent up a short flight of stairs into the buildings communal entrance hall, the elevated position of the raised ground floor apartment allows for stunning views across the communal gardens via a trio of floor to ceiling height windows in the main reception/dining room situated in the huge rounded bay to the rear of James Hilton House. A separate kitchen, conveniently located next to the dining area but with the advantage of containing the cooking smells, the contemporary kitchen is flooded with natural light from the large, central sash window. A freestanding washing machine, dishwasher and integrated induction hob, extractor hood, oven and fridge/freezer are easily accommodated in the deep kitchen, with ceiling height allowing for an extra run of cupboards to be installed alongside the ample storage. An equally well proportioned bathroom allows for the new owner to enjoy a standalone shower and separate bath within the contemporary bathroom, with the apartments large bedroom offering two fitted double wardrobes and space for surrounding furniture. There is also cupboard space within the wide entrance hall to neatly store away all coats, shoes and bags without cluttering up the space. Externally the large communal gardens are well kept and offer plenty of external space to relax in, with residents permit parking available to the front.

EPC Rating: C69  
 Council Tax Band: D  
 Lease Information: 999 years from 1st March 2001 (986 years currently remain)  
 Service Charge: £1,767.76 P/A (Reviewed annually)  
 Ground Rent: Peppercorn

Reception/Dining Room  
 19'4 x 15'5

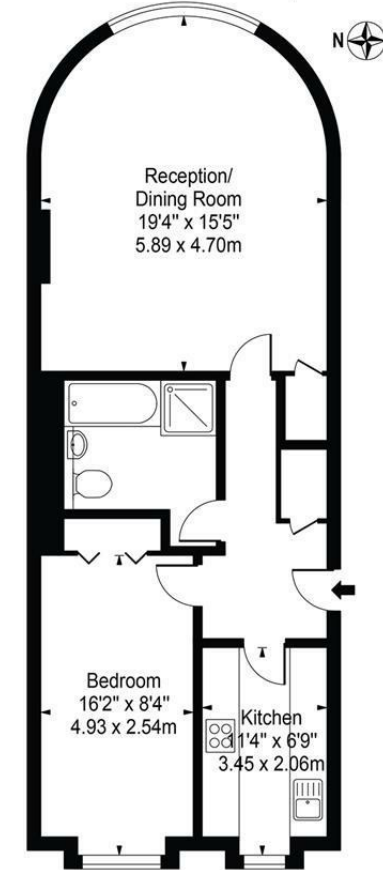
Kitchen  
 11'4 x 6'9

Bedroom  
 16'2 x 8'4



## James Hilton House

Approx. Gross Internal Area 671 Sq Ft - 62.34 Sq M



Ground Floor  
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.