



Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup> (excluding loft room)  
All measurements are approximate and for display purposes only.

Reception Room  
15'5" x 13'0"

Kitchen  
13'8" x 11'3"

Bedroom  
14'4" x 7'10"

Loft  
35'9" x 8'10"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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



## GROVE HILL, SOUTH WOODFORD

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Bedroom Victorian Conversion
- No Service Charges
- Fantastic City Skyline Views
- Period Charm & Quirkiness
- Striking Kitchen With Skylights
- Easy Access To Loft Room
- George Lane & Station
- Long Lease On Completion

Bright and full of charm, this one-bedroom period conversion sits in a fantastic spot, just half a mile from South Woodford station, meaning you can be at Liverpool Street within around 30 minutes if you time it right. The more immediate neighbourhood is packed with fantastic amenities - it's a real win-win community.

There are plenty of highlights within the apartment, too, from the lovely period features and characterful updates to the fantastic city skyline views and striking kitchen. There's even an additional loft room.

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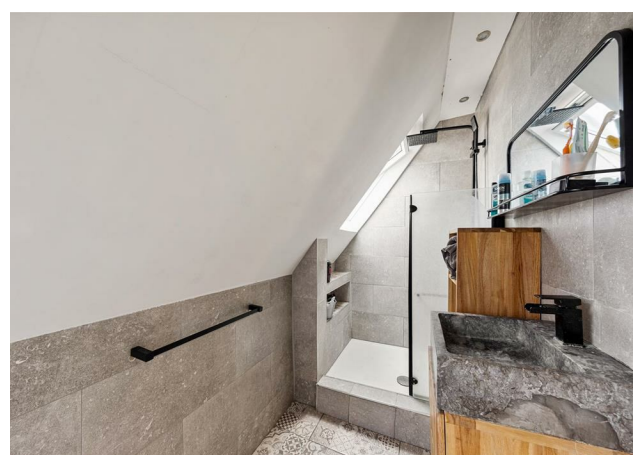
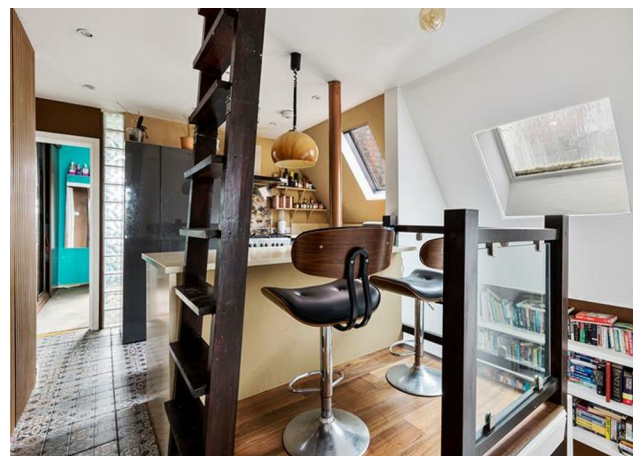
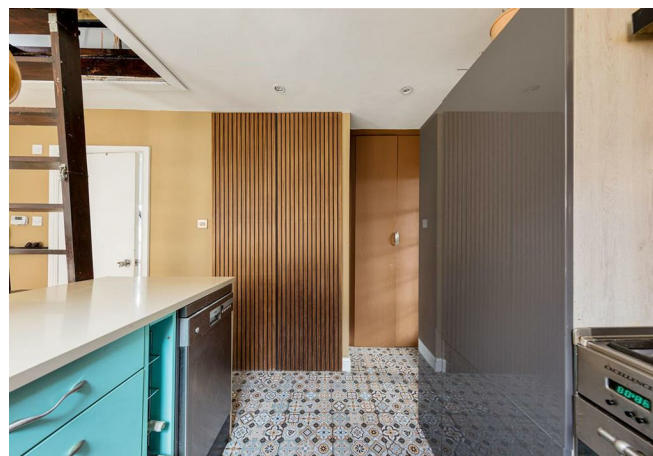
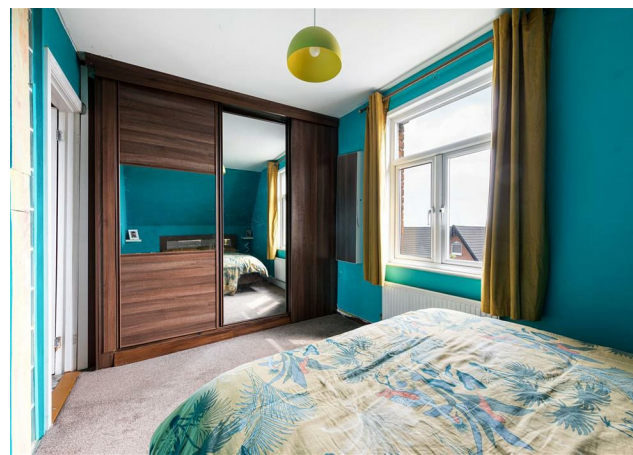
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#### IF YOU LIVED HERE...

Start getting those invites out because the layout of the kitchen is a host's dream. The glass blocks not only provide optimum natural light, but contrast beautifully with the timber and brass accents. You'll love the bold style of units as much as your fantastic space-saving corner basis, leaving plenty of room for the all important double oven. The breakfast bar is another great additional, meaning you can chat as you chop.

Conveniently leading off the kitchen, your reception room is bright and spacious, with custom storage and a cheery colour scheme. The bedroom also benefits from a thoughtful yet bold colour palette, with soft carpeting and more in-built storage. The bathroom is a sleek yet industrial-style affair, with a fantastic contrast between stone and timber, as well as a walk-in shower. Don't forget the loft room, which is accessed via a quirky and space-saving timber ladder - this additional space could be used in countless ways.

As for South Woodford, despite the quaint village-like feel, it's packed with shops, supermarkets (choose between Marks & Spencer or Waitrose), restaurants, bars, and even an Odeon cinema.

For a quick bite, try Bobo & Wild or Tipi Coffee, and be sure to mark your calendar for every third Sunday of the month, when the South Woodford farmers market is held.

#### WHAT ELSE?

- Your new local? How about the Railway Bell. It's only a 13 minute stroll, plus it has friendly staff, and a great selection of ales.
- South Woodford station is 13 minutes on foot, where the Central line can take you to Liverpool Street in just 20 mins. Meanwhile, drivers can be on the North Circular in just a few minutes.
- Fancy unleashing a bit of creativity? Head down to Creative Biscuit for a coffee and dabble at painting pottery. It's about 12 minutes on foot from your home.



#### A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools and amenities. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf and is the perfect balance of everything you need.

BEN CHARLETON  
E18 SENIOR ADVISOR

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