



LOWER GROUND FLOOR

Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

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.



WOODFORD ROAD, SOUTH WOODFORD  
£1,800 Per Calendar Month  
2 Bed Apartment - Conversion



Features:

- James Hilton House
- Two Bedroom Apartment
- Georgian Conversion Grade II Listed
- Own Entrance Door
- Communal Gardens
- Communal Residents Parking
- Sash Windows
- Short Walking Distance to Underground Station
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

A tremendous two bedroom apartment within a Grade II listed Georgian conversion in South Woodford. With its own secluded entrance and impeccably kept communal gardens, under half an hour from Liverpool Street, it's truly a special find.

This handsome building is named after local writer James Hilton, who wrote the classic novels Goodbye Mr Chips and Lost Horizon before becoming one of the best paid Hollywood screenwriters of his time. You may feel inspired in your own work, with the first of your two bedrooms here being perfect as a study. Or simply enjoy relaxing in your calm space and the glorious gardens.

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## IF YOU LIVED HERE...

From your central hallway, turn right to find your first bedroom, with seventy square foot making it ideal as a home office. Next is your main bedroom of 140 square feet, with soft grey carpet underfoot. Your bathroom is fully tiled in pristine white, with modern white suite, patterned tiling underfoot, and rainfall shower over the tub. There's a mirror cabinet over the sink.

Past the handy built in storage you'll find your kitchen reception, a serene 295 square foot space with a trio of shuttered sash windows. Your kitchen with an abundance of off white units hugs one

corner, complemented by white metro tiled backsplash. Engineered flooring lies underfoot, with a contrasting kitchen area of glossy black tiling.

You're just seven minutes on foot from Snaresbrook tube and ten minutes on foot from South Woodford station, for speedy Central Line connections to Liverpool Street (less than twenty minutes) or Stratford (just under ten). If you're driving, the North Circular is close at hand. When you want to stretch your legs, Roding Valley Park is just a mile away. All the amenities of both South Woodford and Wanstead are within easy walking distance too.



## WHAT ELSE?

- Wanstead High Street is just a half mile on foot, for a wide range of high end gastropubs, independent restaurants and artisanal cafes.
- You're just half a mile from Odeon South Woodford, a fabulous Art Deco cinema for whenever you crave the big screen experience. Also, one of your local Indian restaurants, the Michelin-starred Grand Trunk Road, just happens to be one of the best in the city.
- The endlessly explorable greenery of Epping Forest is less than ten minutes away on foot, home to the tranquil blue waters of Eagle Pond. Lose yourself in the woods and enjoy special family days out.

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**Kitchen / Lounge / Diner**

14'7" x 19'8"

**Bathroom**

5'6" x 7'3"

**Bedroom**

9'2" x 15'1"

**Bedroom**

5'10" x 11'9"



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