



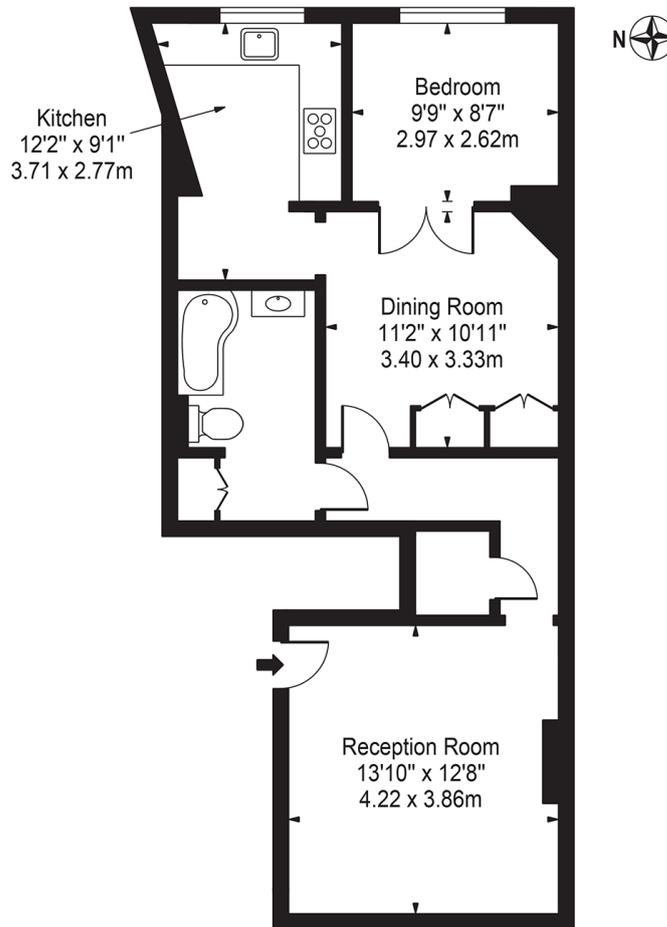
## JAMES HILTON HOUSE, SOUTH WOODFORD

Petty Son and Prestwich are pleased to offer this beautiful, one bedroom, converted Georgian 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 is ideally placed for Snaresbrook and South Woodford Central Line Stations (0.4 and 0.7 Miles respectively) and a vast range of local amenities encompassing both South Woodford and Wanstead high streets, including restaurants, cafés and bars, a cinema and range of supermarkets and independent shops. Surrounded by beautifully maintained communal gardens to the rear and communal parking with splendid views of the prestigious Drive to the front, this converted Georgian apartment is situated within substantial grounds. As well as both Central Line Stations, transport links include local bus routes and road links to the M11, M25 and North Circular. Built within the Georgian period, high ceilings and sash style windows feature throughout the apartment's spacious accommodation, providing a sense of grandeur and elegance. To access the apartment, you alight a small set of steps into the communal entrance hall where the apartments door is located and, upon stepping inside, the bright dual aspect sitting room can be fully appreciated. A stunning, herringbone patterned floor runs through the majority of the accommodation, leading from the sitting room, down the "L shaped" hallway providing good storage and into the separate dining area with additional bespoke storage. Both the double bedroom and kitchen enjoy views over the communal grounds and the kitchen is fitted with a modern range of cabinets complemented by wooden work surfaces and contrasting tiled splash backs. The bathroom is especially large for the size of apartment, offering plenty of room for a bath with a huge storage cupboard as you enter.

**£400,000 Share of Freehold**

- Stunning Georgian apartment • Raised ground floor • One double bedroom
- Two reception rooms • Generous kitchen and bathroom • Residents parking
- Bespoke storage • Close to two Central Line Stations and two High Streets
  - Beautiful communal grounds • Long lease and Share of Freehold
    - EPC Rating: D62 • Council Tax Band: C
- Lease Information: Lease Information: 999 years from 24th April 2001 (976 years currently remain)
  - Service Charge: TBC • Ground Rent: Peppercorn

Approx. Gross Internal Area 632 Sq Ft - 58.71 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.

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