



Hampstead Avenue, , IG8

BUTLER & STAG



A delightful, ground floor apartment with a private garden and full of period character. Located within the grounds of prestigious Repton Park.



- Two Double Bedrooms
- Stylishly Refitted
- Private Garden Area
- Health Facilities On Site
- Two Bathrooms
- High Quality Kitchen & Bathrooms
- Period Character
- Allocated Parking

Set in one of the original structures dating back to 1893, this stunning two-bedroom ground floor apartment offers a style and character that is rarely found in more modern builds.

With high ceilings and large sash windows, the property is filled with natural sunlight and provides an airy, spacious place to spend time, and, being a secure environment is the ideal lock-up and go home for those that enjoy travel.

The reception room has Victorian style doors that lead directly out to the garden, and Barn style doors that open out into the hallway and kitchen area, creating an open area with the option of closing off for a more cozy area.

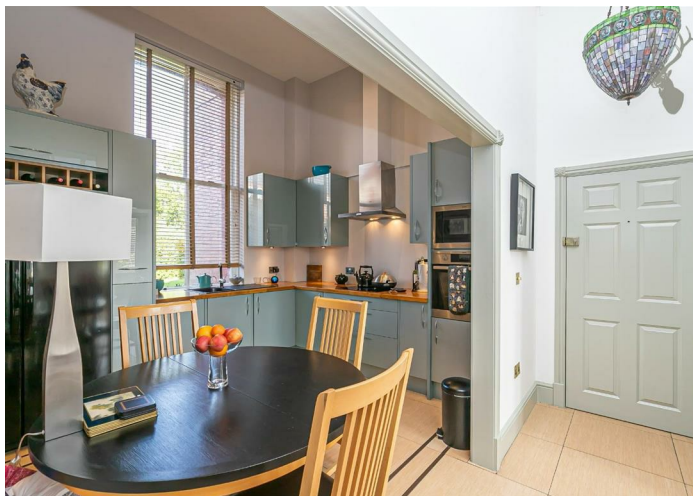
The kitchen itself has been fully refitted, with contemporary high gloss units and a full range of integrated appliances.

Each of the two bathrooms (one shower) has been updated with high quality fittings reflecting the time and effort invested by the current owners.

The bedrooms are both comfortable doubles and again benefit from the high ceilings and large windows that are a hallmark of the building.

Externally, the private garden area provides a secluded spot to sit and engage with neighbors that we are informed was a wonderful asset during the lockdown periods.

Repton Park is a prestigious development set on the site of a Victorian hospital and encompasses over 140 acres of park/woodland. On-site facilities include a gym/health center (at cost) as well as an excellent nursery and organic café. Woodford Station (TFL 4) is a twenty minute walk, and only five minutes by car/bus

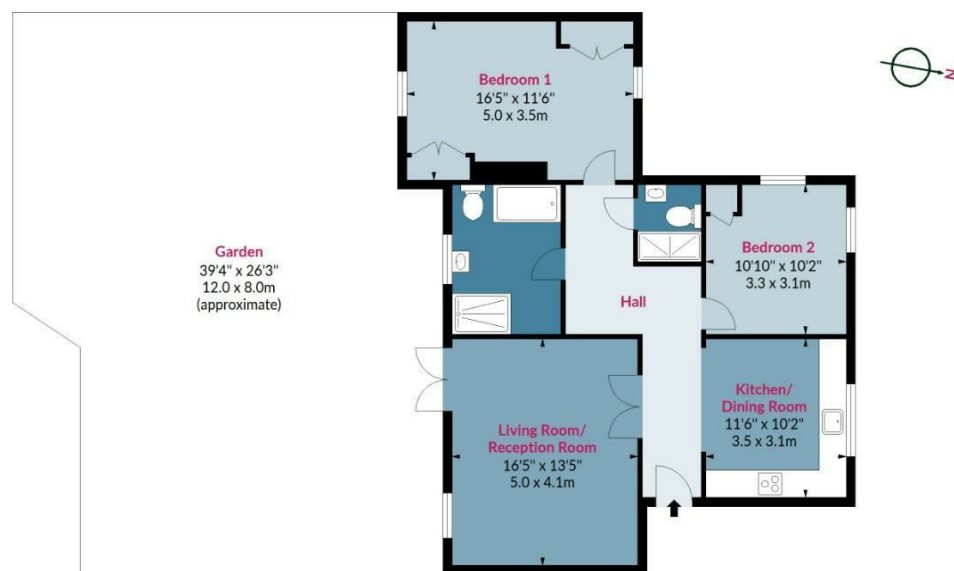




Wentworth House, IG8

Approx. Gross Internal Area 905 Sq Ft - 84.07 Sq M

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Ground Floor



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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BUTLER & STAG

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.