



HUNT
Property Services Ltd



THE AGENT IN REPTON PARK



Hayley Hunt

Hayley Hunt | Director

Welcome to the fifth issue of the Repton Park magazine

People have been asking me the past year “*Hayley, how is Brexit affecting the property market in Repton Park?*”, and my answer is the same as it has ever been.

“Here within our beautiful development, it is always a good time to buy”.

Repton Park is still the safest place in the area to live and this is one of the reasons why it is a fantastic option when considering the place to call home.

When I have the pleasure of valuing a home in Repton Park, my 19 years of living here really does come into play. Selling with integrity is a winning formula and with the experience I have, there really is nothing that can compare.

I have been inside almost all of the properties in the park, either for business or treasured dinner parties, and yes all the homes differ but the art of how they are valued is something we have mastered, and this is due to our continued volume of sales and dedication to this niche market.

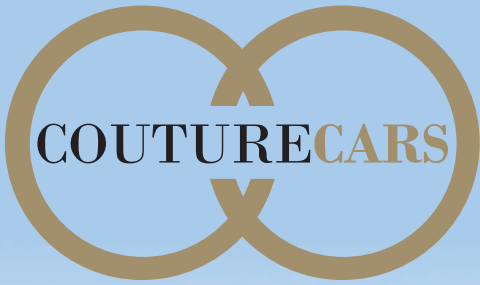
Our honesty towards vendors, explaining why a property is worth the price we present and why it takes the time it does to sell is the essence of being the authority for Repton Park.

I would like to take this opportunity to wish everyone a productive, happy and above all healthy 2020, and I am always available for free advice regarding sales, rentals and renovations.

Finally, I would like to thank my community for their continued support!

Hayley Hunt
The Agent in Repton Park.





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MONTAGUE HOUSE

REPTON PARK WOODFORD GREEN

Stunning four bedroom duplex apartment set over 3000 sq ft. Situated behind the gated Montague House within Repton Park. This quality apartment comprises of a grand entrance hall with a beautiful ornate staircase.

This apartment has many original features including detailed cornice, over sized skirting boards and panelling.

Large lounge with solid wood parquet flooring, feature bay windows with stunning views to Claybury Forest. There is also direct access from the reception to a private and secluded garden.

Handmade high spec kitchen with granite. This must see property has a charming and secluded private garden and also has 5 private parking spaces.

This is an off market property.

£2,000,000

FEATURES

Ground floor

Split level four bedroom apartment

Set over 3000 sq ft

Stunning views to forest

Exceptional reception room with oak parquet flooring

Detailed high ceilings & sash windows

5 parking spaces

24 Hour concierge, night time security

145 Acres of mature parkland and forest

Sole agent





SOLD



THE BOULEVARD

REPTON PARK WOODFORD GREEN

Rare to the market Hunt are proud to present this end of terrace five double bedroom, three bathroom townhouse.

Boasting a contemporary renovation throughout, this privately gated garden with side access has a converted garage which is now a reception room.

Includes three bathrooms, large first floor lounge with study/bar area and terrace.

Set over three floors this spacious 2800 sq ft home is fabulous and is a similar in size to the detached houses within Repton Park.

£1,125,000

FEATURES

End of terrace
5 Double bedrooms
3 Reception rooms
Conservatory & study

3 Bathrooms & WC
Conservatory & Study
Private garden with side access

Driveway for three cars & a private parking space
Sole agent
Chain free



WOODFORD GREEN

An area guide

What's not to like about the quiet and prosperous suburb of **Woodford**, with its open green space, good schools and easy commute into central London?

This neighbourhood in the north-east of the capital has character, too. It might look as though butter wouldn't melt in its mouth, but it has bred some impressive agitators and political troublemakers.

Winston Churchill, the great Tory wartime leader, was MP for Woodford from 1945 to 1964 and his statue stands on the corner of The Green. Clement Attlee, who succeeded Churchill as prime minister in the reforming post-war 1945 Labour government, lived on the favoured Monkams Estate when he was MP for Walthamstow West from 1950 to 1956.

Sylvia Pankhurst, meanwhile, the suffragette and peace campaigner, scandalised her neighbours in the High Road by setting up home in 1924 with her Italian anarchist lover Silvio Corio and renaming her home Red Cottage.

With Epping Forest on the doorstep, Woodford is popular with families looking for open green space, good schools and an easy commute into central London.

SCHOOLS

The schools in Woodford Green are of an exceptional standard, with several rated 'outstanding' by Ofsted. Both secondary and primary schools can be found here,

which makes the area all the more appealing for those with young families who are looking for somewhere to lay down some solid roots.

RESTAURANTS AND CAFÉS

It will take you a little while to get through all of the restaurants in Woodford Green, but it'll be time well spent. From old favourites through to new kids on the block, the variety of eateries here is sure to keep your inner foodie well and truly satisfied.

PUBS AND BARS

Anyone who enjoys a pint will be pleased to hear that the traditional boozier is alive and well in Woodford Green. Pubs and bars are commonplace here, and each has its own unique character and clientele.

Some of these locals, such as the Traveller's Friend, are even award winners, so you're sure to enjoy getting to know your local hostelry once you move to Woodford Green.

SHOPS

When it comes to shopping, Woodford Green is a little different. Without a high street per se, this part of North East London is made up more of parades

which automatically lend themselves to smaller independent retailers rather than the massive chains which have taken over much of the country.

While bigger names are readily available and only a short distance away in neighbouring towns, Woodford Green holds onto its uniqueness, and many feel that the area is far better off for doing so.

THINGS TO DO

Many of the things to do in Woodford Green reflect the nature of the area itself. A relaxing afternoon watching a game of cricket can be enjoyed just as easily as a stroll through the protected woodland that surrounds you.

Outdoor activity is very much the order of the day, but don't forget that you have easy access to pretty much everywhere else in the country (and beyond) thanks to the brilliant transport links that Woodford Green enjoys.

Once a year, Woodford plays host to its very own festival too. This annual event usually spreads itself over the course of nine or so days, and it gives locals the opportunity to get out and mingle with other residents while finding out more about the area in which they live.





SOUTH LODGE

REPTON PARK WOODFORD GREEN



Detached period gatehouse, set behind electric gates with a double detached garage that could also be converted to a summer house.

Stylish decor throughout with wooden flooring and many period features.

This luxurious property comprises of five bedrooms, two reception rooms and a large conservatory.

High ceilings and sash windows, porcelain flooring and a stylish high spec kitchen with granite surfaces and radiator covers throughout.

This unique residence benefits from an abundance of character and offers private gardens to the front and back of the property with decking area and side gated access.



Planning permission granted to extend.

£950,000

FEATURES



Detached luxurious gatehouse

Detached double garage

Large conservatory opening to private garden

Stylish high spec kitchen with granite surfaces

Large conservatory opening to private garden

Detached double garage

Set within the prestigious Repton Park with CCTV, Virgin spa, gym & bistro

24 hour concierge, night time security

Sole agent



“

When we had nothing or nowhere to turn to as a family, Haven House were the ones that offered us more than a helping hand.

They are truly a lifeline to us.

Sylvia, Malachi's Mum

Help more local families going through the unimaginable get the support they desperately need

havenhouse.org.uk

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Charity Number: 1044296



WE ARE HAPPY TO ANNOUNCE...

Repton Park residents came together to raise £2099 for one of our favourite charities.

Community is most defiantly alive in Repton Park. Thank you everyone who volunteered and donated and a special thanks to all my beautiful family and friends who helped us on the day.

A big thank you also to Nathalie and all the team at First Port who pulled off the day while our manager Matthew was unwell. Rita and Elaine and the RPRAs for supporting the day and of course Haven House and all their helpers.

Magical moments made and memories to share.



Grand total of **£2099**







WENTWORTH HOUSE

REPTON PARK WOODFORD GREEN



Ground floor two bedroom, two bathroom apartment totally refurbished in a contemporary style.

Very spacious kitchen diner, lounge with feature bay window, wooden floors and French doors to south-facing patio garden.

Two high end bathrooms.

Beautifully decorated throughout.



£699,999

FEATURES

Ground floor

Two private underground spaces

Sole agent

South facing

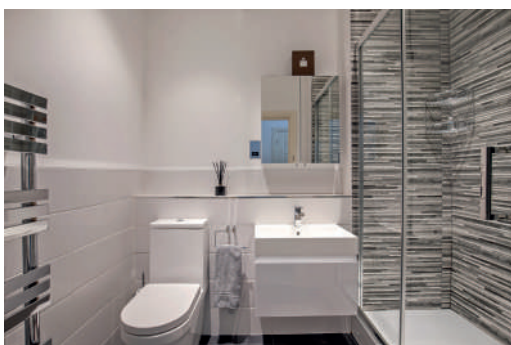
Stylish contemporary property

24 Hour concierge & night time security guards

Original period building with sash windows and high ceilings

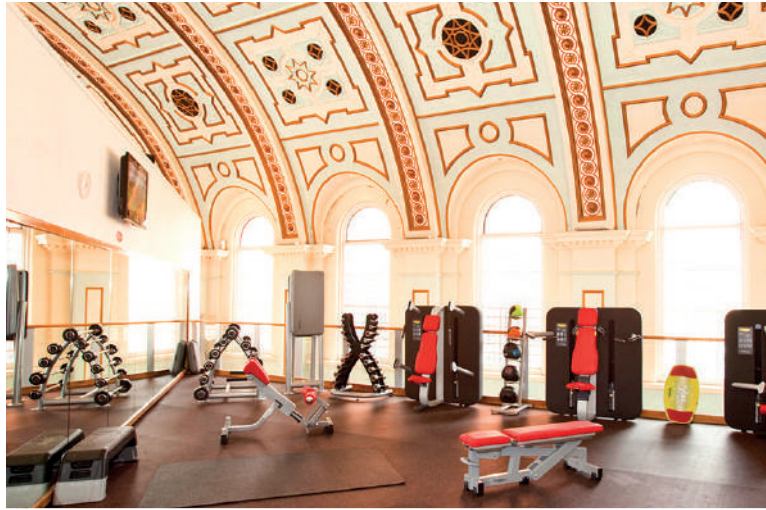
Brand new fully integrated kitchen diner

145 Acres of mature parkland





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CLAYBURY HALL

REPTON PARK WOODFORD GREEN

Claybury Hall is an exquisite area of Repton Park which is set behind secondary electric gates and benefits from an independent concierge and gardening service.

The apartments are first floor duplex properties. They have a private roof terrace, two parking spaces and a garage for each unit.

These extremely spacious apartments are between 2500 and 1900 sq ft and are all currently rented.

With spectacular views of the London skyline.

Chain free.

By appointment only.

POA

THESE PROPERTIES ARE BEING SOLD OFF MARKET

FEATURES

Three and four bedroom properties

Duplex properties

Garage

Concierge

Stunning views

Roof terrace with stunning views

Two private parking spaces

Extensive private gardens

Gated within gated





WENTWORTH HOUSE

REPTON PARK WOODFORD GREEN



Luxury ground floor two bedroom, two bathroom apartment set in one of the original period buildings.

This property has been fully renovated with an open plan handmade kitchen with granite surfaces and range cooker.

Lounge with feature bay window and arch, French doors leading to south facing patio garden for dining.

Two double bedrooms with fitted wardrobes that have been extended to ceiling height for great storage.

Brand new en-suite bathroom and family bathroom.



£625,000

FEATURES



Luxury ground floor apartment

Entry phone security system

Two underground parking spaces

Large lounge with French doors leading to south facing patio garden

Hand made kitchen

Refurbished

Sole agent

24 Hour concierge & night time security guards

145 Acres of mature parkland





SUTHERLAND HOUSE

REPTON PARK WOODFORD GREEN

Stunning first floor, two double bedroom, two bathroom apartment set within one of the original period buildings boasting high ceilings and sash windows.

This perfectly positioned apartment offers spacious bright accommodation with the most glorious views over the open grounds of Repton Park.

Feature fireplace & cast iron radiators.



£625,000

FEATURES

First floor apartment

Two parking spaces

Two bathrooms

Abundance of natural light

Two double bedrooms

Spacious lounge

145 Acres of mature parkland

Sole agent, chain free

24 hour concierge, night time security



A BEST RESTAURANT GUIDE FOR THE LOCAL AREA



With so many **incredible restaurants in our local area**, no matter what the occasion, you're spoiled for choice. Sometimes though, you may miss hidden gems and delightful little spots to grab your perfect meal so we've put together a best restaurant guide broken down by occasion...







CHIC

Sheesh | Chigwell

Popular in its own right, Sheesh is full of celebs and famous faces most evenings. There's fantastic live performances and music going late into the night, as well as scrumptious award winning food and cocktails. The dark, rich, and warm aesthetic will make you fall in love. Perfect for date night. Not convinced? See how many celebrities are gushing about the venue on social media...

OUTDOOR DINING & DRINKING

The King William IV | Chigwell

Featuring an extensive menu incorporating a whole host of classic pub food dishes, as well as a dedicated children's menu and scrumptious Sunday roasts, The King William IV certainly won't disappoint when it comes to satisfying your rumbling tummy. With a warm, welcoming family atmosphere, it's perfect for celebrating with family or gathering around a Sunday lunch.

QUICK BITES & COFFEE

Delicacy Grange Hill | Chigwell

A favourite with locals and named as "the best bagel shop in Essex" this family run deli serves a range of freshly baked bagels alongside other tasty baked goods and homemade delicacies. It's got a wonderful sense of community to it, and for the health and taste conscious, it now also stocks popular health drink 'Chaga Life' for a chaga latte! On top of this, you can grab a takeaway if you're in a rush or even order catering for a party or event at this little gem of a deli.

ROMANTIC

Nino's George Lane | South Woodford

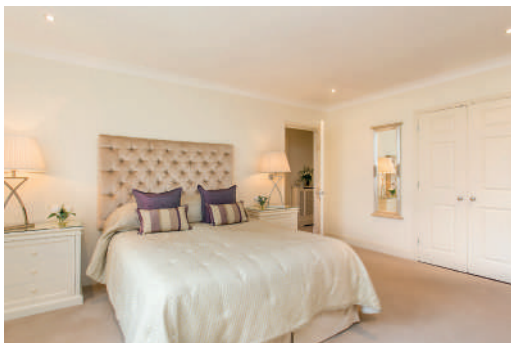
Nino's is a personal favourite of our staff whenever they crave authentic Italian fare. With indoor and outdoor seating, set beautifully with an extensive wine list, the meat and fish are fresh and of the finest cuts, and the waiters will never rush you to finish. Spend your time here and turn your meal into an experience of Italian fine dining. In addition to the wonderful main menu, the specials board changes regularly and has a variety of delicious choices.

JAPANESE

Sumo Fresh | Wanstead High Street

Specialising in Japanese cuisine, Sumo Fresh is the perfect venue for lunch or dinner, the ambiance is warm and inviting and the food served is the freshest quality Japanese cuisine you will find anywhere locally, situated in the heart of Wanstead. Enjoy a mix of sushi, rice bowls, miso soup, and many others with a range of cocktails for the perfect night out. You can even choose your own spice level to either play it safe or challenge yourself!





BRADFIELD HOUSE

REPTON PARK WOODFORD GREEN

Luxury top floor, two double bedroom, two bathroom apartment with lift access.

This property boasts very spacious and bright rooms throughout.

Family bathroom and en-suite to the master bedroom and fully refurbished to a high standard throughout.

Fully integrated Urban Myth designer kitchen and presented in immaculate condition.

£624,999

FEATURES

Top floor apartment	Exceptionally high end finishes	Urban Myth designer kitchen
Lift access	Two bedroom, two bathroom	145 acres of parkland
Two underground parking spaces	24 hour concierge	Sole agent





CHELTENHAM HOUSE

REPTON PARK WOODFORD GREEN



Two bedroom, two bathroom upper ground floor apartment set within one of the new buildings in Cheltenham House.

Large bright reception room and shaker style kitchen diner.

Master bedroom boasts fitted wardrobes and en-suite bathroom.

Bedroom two is also a double.

Family bathroom comprises of bath and walk in shower.



£549,999

FEATURES

Upper ground floor apartment
Two underground parking spaces

Two double bedrooms
Two bathrooms
Lift access

145 acres of mature parkland
24 hour concierge, night security guards
Sole agent







HIGH END PROPERTY RENOVATION

Quite often the people you purchased the property through have the knowledge you need to really **capitalise on the available space** in your house or apartment.

Hunt property services are supporting many residents and various ideas on upgrading, extending or re-configuring their 19 year old Repton Park property to really maximise the potential in their home. With an enviable list of tradesman and ideas on offer, please call us for free advice on your home, we are happy to help!

HUNT RENOVATION SERVICES

Kitchens

- Total re-design and re-fit
- Bespoke handmade or budget options
- Ideas on how to upgrade your existing kitchen units

Bathrooms

- Total re-design and re-fit
- Designer products or high street options
- Keep existing sanitary ware, re-tile and refresh

Wardrobes

- Design and fit
- Extend existing wardrobes
- Discover a multitude of space saving ideas

All aspects of property maintenance

Flooring | Tiling | Plumbing | Carpentry | Decorating
Electrics | Garden and patio dressing and maintenance

We have a tradesperson for all your property needs.

THE AGENT IN REPTON PARK

**LET
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REGENTS DRIVE

REPTON PARK WOODFORD GREEN

Stunning six bedroom detached residence set within the prestigious gated development of Repton Park. Benefiting from 24hr security and Virgin active spa, gym and bistro on site.

Boasts a large fully integrated kitchen diner featuring granite surfaces and stone flooring with French doors to a pretty private garden and patio.

Two spacious reception rooms and a grand entrance hallway with an impressive solid oak staircase. Immaculate throughout with neutral décor.

Offers six double bedrooms, four contemporary bathrooms, three of which are en-suites and there is plenty of storage and parking with a double garage and private driveway.

Unfurnished.

£4,000 pcm

FEATURES

Detached house

Parking

Two garage spaces

Grand entrance hallway

Two spacious reception rooms

Six double bedrooms

145 acres of mature parkland

24 hour concierge, night security guards

Private garden

**LET
AGREED**





OSBOURNE HOUSE

REPTON PARK WOODFORD GREEN

Ground floor, three bedroom apartment set within Osbourne House.

This property is immaculately presented throughout having been totally renovated to a high standard.

A brand new open plan fully integrated kitchen diner with white quartz worktops, solid oak flooring and beautiful views of Repton Park's open grounds.

This property features its own enviable South West facing patio directly leading out to the vast communal gardens, with spectacular views.

The master bedroom is both spacious and practical, with built-in wardrobes and contemporary en suite bath and shower.

Two further bedrooms.

Unfurnished.

£2,900 pcm

FEATURES

Three bedroom ground floor apartment

Fully renovated to a high standard

South West facing private patio

Fully integrated white gloss kitchen

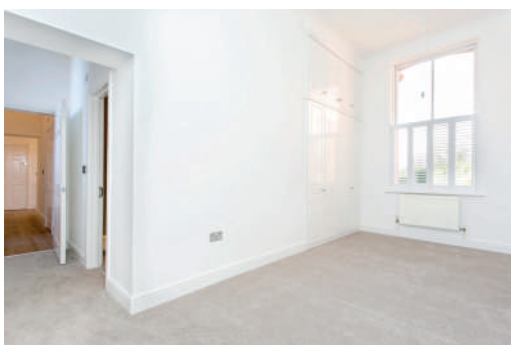
High ceilings and sash windows

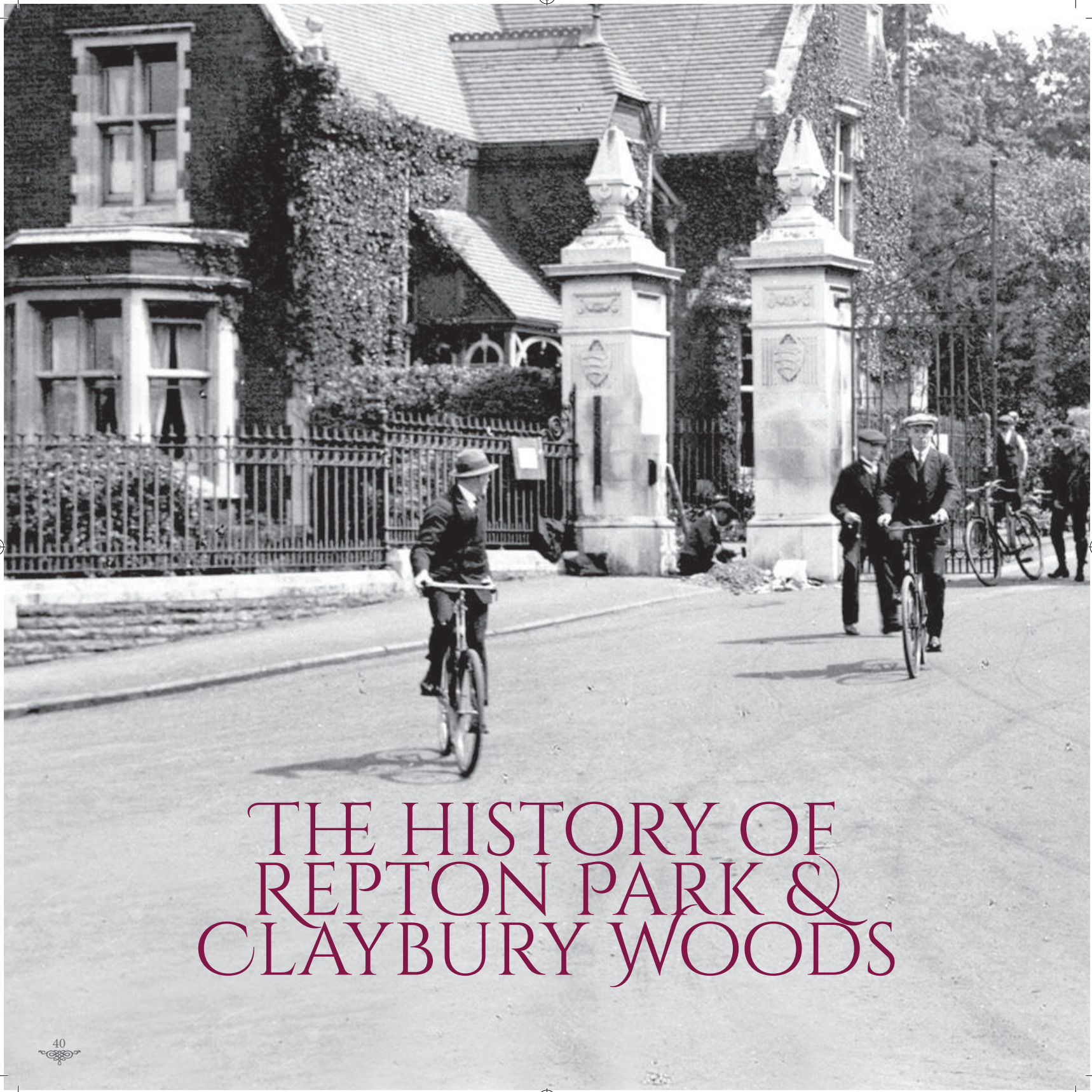
Master en suite and fitted wardrobes

145 acres of mature parkland

24 hour concierge, night security guards

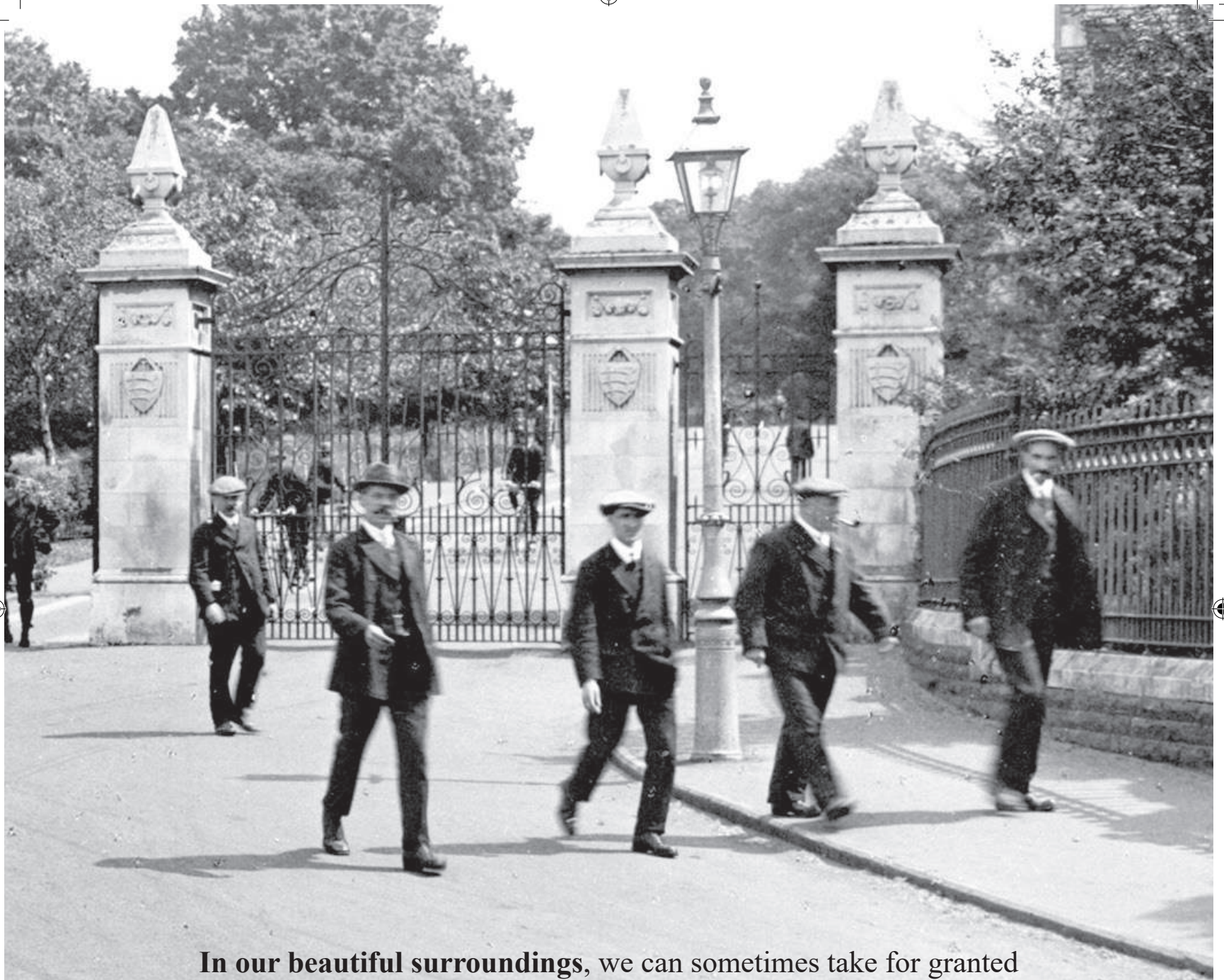
Two private parking spaces





THE HISTORY OF REPTON PARK & CLAYBURY WOODS





In our beautiful surroundings, we can sometimes take for granted the incredible history backdating each landmark. We've put together a small history to look back at important events and find out how **Claybury Woods and Repton Park** came to be what it is today...





Claybury Woods and Park covers over 104 acres, containing an ancient area of oak and hornbeam woodland (44 acres) locally renowned for its variety of woodland spring flowers, including bluebells, veteran trees and fungi.

WHERE DID THE NAME COME FROM?

The De la Clay family lived here in the Middle Ages and it's not clear whether the family brought its name from elsewhere or gained it as a result of living here. If the latter, it's still unclear whether the place was named after the terrain and then gave its name to the family or vice versa.

19TH CENTURY

In the 19th century Claybury Farm stood opposite and along from where Beal high school now stands, parallel with part of Woodford Avenue. To the north was Claybury Hall and its surrounding parkland, laid out in 1789 by Humphrey Repton for the owner, James Hatch, who built a new mansion and expanded the estate into a fine gentleman's estate.

On the edge of the park the justices of the County of Middlesex built the palatial Claybury mental hospital (originally 'lunatic asylum') in 1888–93, as a self-supporting community with capacity for 2,500 residents. At the same time, Claybury Hall was extended and converted into a private asylum.

CLAYBURY HOSPITAL

By the 1930s, Claybury hospital had become world renowned for the treatment of mental illness. Capacity had expanded to 4,000, and the hospital had its own operating theatre, bakery, farm, radio rebroadcasting system, bank and post office and remained completely self sufficient.

Supervised walks in the extensive hospital grounds were part of the patients' regime from the early days, and the grounds also had facilities for recreation, including tennis.

In the 1960s, staff here pioneered a 'therapeutic community' approach to psychiatry and Claybury continued in use as a mental hospital until 1997.

In 1987, prior to the sale of the Hospital site, London Wildlife Trust had begun to manage the ancient woodlands, orchard, farm pond and part of the grassland, and in 1990 produced a detailed management plan for the woods, with volunteer workdays regularly held.

PROPERTY DEVELOPER

Crest Nicholson subsequently converted the hospital to housing, with the aid of an enabling grant. Claybury Hall, which had latterly served as the headquarters of the Waltham Forest health authority, was also restored and converted into apartments.

Like other adaptations of Victorian hospitals, Repton Park – as it was re-branded – also includes new homes in the grounds by way of town houses, detached houses, and new build apartments. They also sympathetically restored the original hospital wards to luxury apartments and a health club now occupies the hospital's restored Great Hall, with an impressive swimming pool in the chapel.

The entire historic estate of 249 acres of land was divided when these new developments came about, with Repton Park (145 acres) taken for regeneration, and in exchange, the rest of the hospital grounds (104 acres) were given back to the community and is now owned by the London Borough of Redbridge. This became Claybury Woods and Park, with wildflower-rich meadows, rare acid grassland and ancient oak and hornbeam woodland.





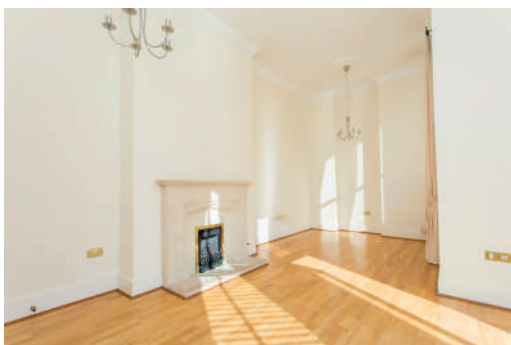
**LET
AGREED**





DEVONSHIRE HOUSE

REPTON PARK WOODFORD GREEN



Two bedroom, two bathroom ground floor apartment set within the original period buildings with high ceilings and sash windows.

This charming apartment is set in an enviable position, boasting French doors to patio garden with views to open grounds of Repton Park.

Large living area with a feature fireplace, two parking spaces.

Unfurnished.



£1,925 pcm

FEATURES

Two bedroom apartment

Ground floor

Unfurnished

Two bathroom

Large lounge

Parking

145 acres of mature parkland

24 hour concierge, night security guards







ARLINGTON HOUSE

REPTON PARK WOODFORD GREEN

Luxury first floor duplex apartment set within the prestigious gated development of Repton Park.

Benefiting from Virgin Active Spa, gym & bistro on site.

This stunning apartment benefits secondary security gates leading to the spectacular building of Arlington House within Claybury Villas.

Boasting a fully integrated kitchen with granite surfaces, a large lounge diner offering an abundance of natural light with fantastic forest views and downstairs cloakroom.

Two double bedrooms & family bathroom with high ceilings and sash windows throughout.

This sought after duplex apartment is immaculately presented.



£2,350 pcm

FEATURES

Luxury first floor apartment

Bathroom and
downstairs cloakroom

Large bright diner with
fantastic views

Two double bedrooms

High ceilings and
sash windows

Granite surface and fully
integrated kitchen

Set within Claybury Villas

145 acres of
mature parkland

24 hour concierge,
night security guards





Chaga Life new superfood drink, developed by founder Tiffany Kushner of Repton Park , has launched in to the U.K market the first of its kind to bottle the centuries-old health supplement.

Known for its antiviral, anti-cancer , antimicrobial, anti-inflammatory, cardio-protective, anti-hyperglycaemic properties

"It all started in Repton Park , giving our homemade brew of Chaga tea to friends, family and neighbours. It grew quickly amongst the local community , with devoted drinkers saying they felt less stressed and more motivated"

It has been described for many years as a natural miracle and highly revered by the holistic community for its numerous capabilities, proven to help and restore physical and mental wellbeing just through a daily amount of Chaga tea.

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ORAC is the measure of the anti-oxidant power of a food

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Acai Berry	80,000
Goji Berry	40,000
Pomegranate	3,370
Blueberry	2,450
Blackberry	2,080

Contains 19 of the
20 essential amino acids

no sugar, no sweetener,
nothing artificial



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