



Reception room  
 15'9 x 10'10

Bedroom  
 12'10 x 10'8

Kitchen  
 10'10 x 9'6

Bathroom

Garden  
 30'8 x 24'7

Total Area = 50.0 sq m / 539 sq ft  
 This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(69-81)	B		
(55-68)	C		
(41-54)	D		
(29-40)	E		
(15-28)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England & Wales		56	72
		EU Directive 2002/91/EC	



## HERMON HILL, WANSTEAD

£1,500 Per Calendar Month  
 1 Bed Apartment - Conversion



### Features:

- One Bedroom Apartment
- Private Garden
- Elegantly Finished Throughout
- High Ceilings
- 12 Month Tenancy+
- Will be Fully Redecorated
- Close to Snaresbrook Station
- A Short Walk to Wanstead Village
- Holding Deposit: equivalent to one week's rent capped at £400
- Off Street Parking

An utterly immaculate and spacious one bedroom apartment on second floor of a striking period conversion enjoying vintage features and contemporary flourishes and enchanting private garden area at the back. It's all enviably located just moments from the bustling heart of Wanstead High Street.

With its broad, sweeping avenues, plentiful green spaces, superb transport links and impressive array of eating and drinking establishments, Wanstead Village is a hugely popular destination for families and City workers alike.

REQUEST A VIEWING  
 0203 397 2222

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**IF YOU LIVED HERE...**

You'll be welcoming family and friends into your spacious and stylish front lounge. Decorated in modern grey colours and grey carpets run underfoot, there's a high ceilings ushers in an abundance of natural light. Master bedroom is equally stylish, solid double of nearly 140 square feet.

At 97 square feet the kitchen has plenty of tiled floor space surrounded by fitted cabinets with white metro tiling up to the ceiling splashbacks, while the bathroom comes with a shower over the tub, traditional white suite and mirrored cabinet.

Outside and Wanstead High Street - the bustling heart of this popular East London village - is just a three minute stroll from your front door. Flanked by open green spaces and replete with a wealth of independent cafes, restaurants, foodie pubs, butchers, fishmongers and esoteric offerings such as Robin's Pie & Mash,

you'll never have to go far to satisfy any taste or mood. The High Street is wonderful, but be sure to also explore Nightingale Lane, just around the corner from your front door and home to some lovely local foodie pubs like The Duke and Nightingale On The Green.

**WHAT ELSE?**

- Snaresbrook tube station is just five minutes' walk, and will whisk you directly to Stratford in three stops for the shopping mecca that is Westfield Stratford City, Liverpool Street in a mere sixteen minutes, or Tottenham Court Road in twenty five, putting both the City and the West End well within half an hour door-to-door.
- Drivers can be on the North Circular in around five minutes.
- Fancy losing yourself in nature? The tranquil blue waters of Eagle Pond and the wild wide open greenery of Epping Forest are just a seven minute walk away. You'll forget you're in London.



**A WORD FROM THE EXPERT...**

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.

I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites - for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.

I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest.

There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail.

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