

Reception Room  
19'8" x 10'9"

Kitchen  
10'10" x 8'2"

Garden  
55'9" x 11'1"

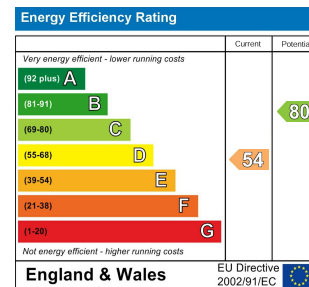
Bedroom  
10'10" x 8'8"

Bathroom

Bedroom  
10'10" x 8'2"

Total Area = 52.1 sq m / 562 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.



## HERMON HILL, WANSTEAD

£1,850 Per Calendar Month  
 2 Bed House - Mid Terrace



### Features:

- Two Bedroom House
- Private Garden
- Designated Parking Space
- Good Decorative Order
- Attic Space for Storage
- No Through Road
- Close to Wanstead High Street
- Minimum 12 Months Tenancy +
- Close to Snaresbrook Station
- Holding Deposit: equivalent to one week's rent capped at £400

An impeccable two bedroom modern mid terrace home with rear garden sat on a peaceful no-through road. Here you have the plentiful green spaces, bustling high street and superb transport links that have justifiably made Wanstead such a sought-after location, on your very doorstep.

Snaresbrook station is a short stroll away and will whisk you directly to Liverpool Street in a mere sixteen minutes. West End bound? Tottenham Court Road is just a stretch further at twenty five minutes direct.

REQUEST A VIEWING  
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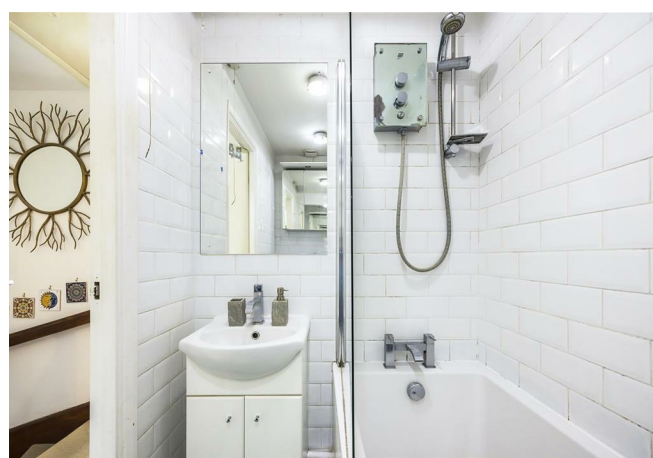
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### IF YOU LIVED HERE

You'll be stretching out in your huge 200 square foot lounge with leafy street views framed by a quartet of windows, broad and sleekly engineered floorboards underfoot and light bouncing off walls painted in crisp white colour.

Next door the kitchen continues the white and black palette with a square tile backsplash, there's an elegant white suite of cabinets and direct access to your private garden, a substantially spacious expanse of lawn with mature trees and enough nooks, crannies and corners to happily lose yourself in on a summer afternoon. Back inside and head up the stairs for two plush-carpeted double bedrooms and a bathroom

dressed in a traditional white suite with a shower over the tub.

Outside, Wanstead High Street is minutes away on foot. The beating heart of this popular East London village, it's home to a wide range of independent cafes, gourmet pubs and independent produce suppliers. Be sure to treat your tastebuds at The Cuckfield and The Bull for a foodie pub experience the equal of anything you'll find in the city. The Larder and Gail's Bakery both serve up fresh coffee alongside a wide array of delectable home made offerings. For your new local we have to recommend The Duke with its delicious food, wide range of events, real ales and fine wines.



### WHAT ELSE?

- Drivers have designated parking and can be on the North Circular in eight minutes. Alternatively, the W13 bus route runs just around the corner to speed you to a whole host of destinations.
- Parents will be pleased to know you have twelve primary/secondary schools just in a one mile radius, all rated 'Good' or better by Ofsted and five of which have been deemed 'Outstanding'.
- Fancy a stroll? Wanstead itself was formally a Tudor hunting ground near Epping Forest and the tranquil green and blue space of the forest and Eagle Pond still remain, they're less than half a mile away. Perfect for picnics or exercise.

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