

Lounge/Diner  
19'0" x 13'9"

Kitchen  
13'9" x 5'6"

Bedroom  
13'1" x 11'9"

Bedroom  
9'10" x 6'6"

Shower  
6'2" x 4'11"

LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		62	76
EU Directive 2002/91/EC			

## HERMON HILL, WANSTEAD

Offers In Excess Of £400,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Flat
- Set Within A Double Fronted Period Property
- Set Across Two Floors
- Communal gardens
- Parking
- Bespoke fixtures and fittings
- Moments from Snaresbrook Tube
- Chain Free
- Flat was remodelled in 2013/14 by Carl Trenfield

A spacious two bedroom apartment spread across the lower ground and ground floor of a stately semi-detached Victorian townhouse where vintage style rubs shoulders with designer touches. All this and you're just a six minute stroll from Wanstead High Street, the heart of our popular East London village.

Wanstead High Street will clearly be where you start your explorations, but be sure to check out Nightingale Lane, just a few moments in the other direction for some hidden gastropub gems.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
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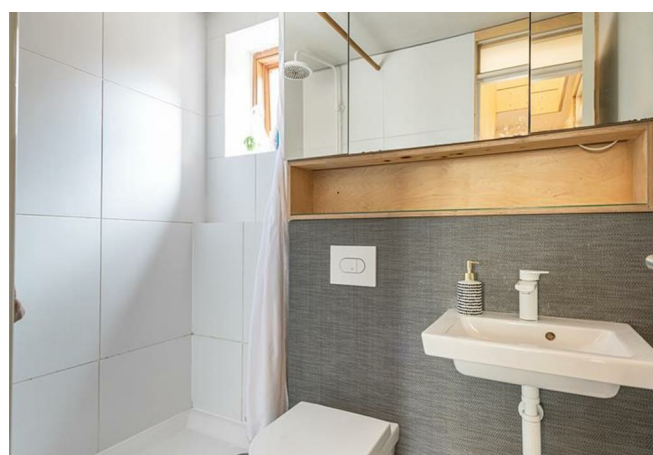
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id@stowbrothers.com  
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propertymanagement@stowbrothers.com  
0203 325 7228

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@STOWBROTHERS

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#### IF YOU LIVED HERE

You'll be stretching out in your huge, dual aspect open plan 250 square foot lounge/diner with a classic bay window ushering in floods of natural light, leafy views and filament lighting overhead. It all leads seamlessly through to the kitchen where you're greeted by a smart white suite, timber breakfast bar and recessed spot lighting.

Down the lovingly-constructed bespoke plywood and copper staircase and you'll find the generous 150 square foot master bedroom - another light-filled space with calming cream walls and a wealth of storage space. Bedroom number two is a dual aspect single set to the same high standards, while the bathroom enjoys a walk-in rainfall shower and effortlessly contemporary mirrored cabinet. Lastly, not only are you set back from the road but the rear garden is an enviable mix of patio area (ideal for barbecues and al fresco dining) and lawn, with a beautiful canopy of foliage overhead.

Outside, Snaresbrook station is a mere seven minute walk and will get you directly to Liverpool Street in just sixteen. It sits on Wanstead High Street, flanked by green spaces and home to a fine array of supermarkets, independent shops and high end gastropubs - The Cuckfield and The Bull are both particularly recommended.

#### WHAT ELSE?

- Local schools are generally excellent, with nine primary/secondaries rated 'Good' or better by Ofsted within a one mile radius, including the 'Outstanding' Wanstead Church School, just a twelve minute walk.
- Fancy getting some nature under your feet? The tranquil blue and green space of Eagle Pond and Epping Forest is just a half mile away.
- Drivers have instant access to the A12 and on to the M11, while the North Circular can be reached in a little over five minutes.



#### A WORD FROM THE OWNER.....

"We were drawn to Wanstead due to the village feel and being a stones throw from London. The attraction of being able to walk to the central line while still having plenty of parking and outside space was a big appeal to the property. We did not want to live in a generic new build flat, and we fell in love with the bay window and the open feel of the living area which fills with light during the day. Wanstead has plenty to offer pub, restaurant, and amenity wise - and we will miss it."

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